

ARCHITECTURAL NOTES

GENERAL
All work must comply with state and local codes, based on the City of Steamboat Springs Community Development Code, the 2021 International Building Code, the 2021 International Plumbing Code, the 2021 International Mechanical Code, the 2021 Energy Conservation Code and the 2023 National Electric code. The contractor shall comply with all laws, ordinances, rules and regulations of any public authority bearing on the performance of the work, including O.S.H.A.

Location of the utilities (electrical, telephone, cable TV, gas, water, sewer) shall be verified before construction begins.

All on site construction safety and construction means and methods are the responsibility of the contractor. There is no implication of the construction safety requirements or building methods contained in these drawings.

Actual site conditions may require that some of the components of the work should be done differently than shown on these drawings. All dimensions and conditions to be verified by the contractor prior to construction. Verify changes with the designer and engineer.

These drawings represent a simplified builder's set of plans. Additional detailing may be required of the engineer during construction.

Any variation which requires a physical change from these plans must be brought to the attention of the designer and engineer in order to maintain the design intent of the project.

All work connected with this project by any trade involved shall be of the highest quality attainable in accordance with the professional practice of the trade.

DIMENSIONS
All interior and exterior dimensions are to face of stud or face of concrete, U.N.O.

All exterior walls are nominal 2x6 stud construction, U.N.O. All interior walls are nominal 2x4 stud construction, U.N.O.

Do not scale drawings.

The water closet stool shall be located in a clear space of not less than 30" in width. The clear space in front of the water closet stool shall be not less than 21".

Crawl space access shall be provided w/ min. 18"x24" through the floor & min. 16"x24" through the wall.

Minimum clear ceiling height is 7'-6" for habitable space & hallways & 6'-8" for bathrooms, laundry rooms & stairs. Exceptions apply for sloped ceilings and basements per IBC 1003.2

If any discrepancies are found in these drawings notify engineer and/or designer immediately.

Exterior roofs, flashing, ledges, concrete & other surfaces shall slope min. 1/4"12 to prevent water ponding. Landings shall also slope max. 1/4"12 to prevent slipping. Covered garages or carports floor surface shall slope min. 1/8"12 to provide positive drainage to drain, unless surfaced with asphalt.

STAIRWAYS:
Stairs shall have a minimum 44" clear width or min. 36" if serving an occupant load less than 50. The surface of stairs shall be slip resistant. Minimum vertical headroom is 6'-8" from the nosing. Maximum riser height is 7", and minimum tread depth is 11".

Landings shall be provided at the top and bottom of each stairway with a length no less than the width of the stairway served. Landings are not required at the top of interior stairs provided that a door does not swing over the stairs.

Handrails shall be provided on at least one side of each continuous stair flight with four or more risers, and shall be 34"-38" tall, measured vertically from the sloped plane of the tread nosings. Handrails shall comply with section IBC Section 1014.

Open sides of stairways, landings, ramps, balconies and porches which are more than 30" above grade shall be protected by a guardrail. All guardrails must be 36" above finished floor and shall allow no more than a 4" diameter sphere to pass through any portion of the railing per IBC Sec. 1012.10.2

Walls and ceilings of enclosed usable space under stairs requires 1/2" gypsum wallboard. The door to access such spaces need not be rated.

WINDOWS
Habitable spaces within dwelling units shall have natural light provided by exterior openings equal to 8% of the floor area. Natural ventilation shall be provided by means of operable exterior openings equal to 4% of the floor area. Laundry rooms, toilet rooms and bathrooms shall either have an operable window or be mechanically ventilated.

Safety glazing shall be provided in the following hazardous locations:
1) In doors where glazed opening is greater than 3'φ
2) Within 24" adjacent to doors if less than 60" above the walking surface
3) Single panes where all following conditions exist: greater than 9 sq.ft., less than 18" above the floor, top edge higher than 36" above the floor and within 36" horizontal distance of walking surface.
4) Glazing in guards and railings
5) Glazing containing wet surfaces of bathtubs, showers, pools, etc. if less than 60" to walking surface.
6) Adjacent to the bottom stair landing w/in 60" arc length if less than 36" above landing
7) Site-built Windows
8) Skylights and glazing sloped more than 15°

Sleeping rooms and basements w/ habitable space shall have min. one operable emergency escape w/ min 5.7 s.f. operable area, min. 20" clear width or min. 24" clear hgt. & max 44" sill height.

ROOF ASSEMBLIES
Attic access shall be provided if attic is more than 30" tall (measured from top of ceiling framing to underside of roof framing members for more than 30 sq. ft. Access shall have a rough-framed opening of min. 22"x30" with min. 30" clear headroom.

MECHANICAL/ENERGY SYSTEMS:
Appliances located in garages and having an ignition source shall be elevated such that the source of ignition less than 18" above the floor.

Dryer exhaust systems shall be independent of all other systems, shall transport the moisture to the outdoors and shall terminate on the outside of the building in accordance with IMC section M501 and M502.

Dishwashers shall be connected to a separate stand pipe or approved air gap prior to connection to sanitary drainage.

Heating and Cooling equipment appliances shall be installed per manufacturers instructions and in accordance with the IBC Chapter 28.

Meter location must be approved by an Atmos Energy Corporation employee during a mandatory site visit to be scheduled after foundation is in place. Meters will not be allowed under a shedding roofline or where overhanging snow is a danger to the meter set.

The building or dwelling unit shall be tested and verified in accordance with the IECC.

Heating load calculations and equipment sizing shall be submitted for review and approval when applying for a mechanical permit. Do not install or inspect mechanical equipment or HVAC until submitted to RCRBD and approved.

Lighting shall be provided per IBC section 1204 and ventilation shall be provided per IBC section 1202.5

AREA CALCULATIONS

Building 4 - Uses, Square Footage, and Occupant Load Table						
Unit	Level	CDC Use	IBC Use	Square Footage	Load Factor	Occupant Load
Unit 8	Level 1	Garage 8A	U (8A)	473	200	2
	Level 1	Dwelling Unit 8A	R-2 (8A)	592	200	3
	Level 2	Garage 8A	U (8A)	75	200	0
	Level 2	Dwelling Unit 8A	R-2 (8A)	404	200	2
Unit 9	Level 1	Garage 9A	U (9A)	372	200	2
	Level 1	Dwelling Unit 9A	R-2 (9A)	671	200	3
	Level 2	Garage 9A	U (9A)	54	200	0
	Level 2	Dwelling Unit 9A	R-2 (9A)	592	200	3
Unit 10	Level 1	Garage 10A	U (10A)	491	200	2
	Level 1	Dwelling Unit 10A	R-2 (10A)	567	200	3
	Level 2	Garage 10A	U (10A)	48	200	0
	Level 2	Dwelling Unit 10A	R-2 (10A)	434	200	2
Unit 11	Level 1	Garage 11A	U (11A)	479	200	2
	Level 1	Dwelling Unit 11A	R-2 (11A)	741	200	4
	Level 2	Garage 11A	U (11A)	74	200	0
	Level 2	Dwelling Unit 11A	R-2 (11A)	554	200	3
Unit 12	Level 1	Garage 12A	U (12A)	304	200	2
	Level 1	Dwelling Unit 12A	R-2 (12A)	886	200	4
	Level 2	Garage 12A	U (12A)	62	200	0
	Level 2	Dwelling Unit 12A	R-2 (12A)	509	200	3
Unit 13	Level 1	Garage 13A	U (13A)	355	200	2
	Level 1	Dwelling Unit 13A	R-2 (13A)	713	200	4
	Level 2	Garage 13A	U (13A)	137	200	1
	Level 2	Dwelling Unit 13A	R-2 (13A)	252	200	1
Unit 14	Level 1	Garage 14B	S-2 (14B)	670	200	3
	Level 1	Dwelling Unit 14A	R-2 (14A)	504	200	3
	Level 2	Garage 14B	S-2 (14B)	416	200	2
	Level 2	Dwelling Unit 14A	R-2 (14A)	518	200	3
Unit 15	Level 1	Garage 15A	U (15A)	491	200	2
	Level 1	Dwelling Unit 15A	R-2 (15A)	567	200	3

Max Building Area per Story (IBC508.4.2)		
Use	Allowable Area (s.f.)	
S-2	40500	
R-2	21000	
U	16500	
Use	Actual Area (s.f.)	Ratio
Level 1		
S-2	664	0.016
R-2	4680	0.223
U	2474	0.150
Total	5344	0.239
Level 2		
S-2	427	0.011
R-2	3263	0.155
U	708	0.043
Total	3690	0.166
R-2	6603	0.314

2021 IBC CODE STUDY

Re: 2021 INTERNATIONAL BUILDING CODE & 2021 INTERNATIONAL EXISTING BUILDING CODE

USE & OCCUPANCY CLASSIFICATION (CH.3)

- Level 1 occupancies:
 - R-2 & U (utility) private garages less than 1,000#
- Level 2: R-2
- Level 3: R-2 (no changes to original construction)

means of egress (stairwells) - per IBC 1004.4 - means of egress have been included in area calculations for more stringent of all occupancies served.

TYPE OF CONSTRUCTION / ALLOWABLE AREAS & HEIGHTS (CH. 5 & 6)

CONSTRUCTION TYPE: V-B
NFPA 13 SPRINKLERED SYSTEM (IBC 903.3.1.1) - (required for 1-hr fire resistance rated separation per IBC tbl. 508.4)
SEPARATED OCCUPANCIES (IBC 508.4)

ALLOWABLE BUILDING HEIGHTS PER IBC TABLE 504.3
S-2, U & R-2: 60'-0" max. (40' existing)

ALLOWABLE NUMBER OF STORIES PER IBC TABLE 504.4
S-2 & R-2: 3 stories max. - (3 existing)
U: 2 stories max. abv. grade plane - (2 existing)

ALLOWABLE BUILDING AREA PER IBC TABLE 506.2:
R-2: 21,000 MAX.
S-2: 40,500 MAX.
U: 16,500 MAX.
(see building area calculations - sum of actual building area/allowable area ratios for each occupancy = less than 1 for ea. story)

OCCUPIED ROOFS PER IBC 503.1.4
- number of stories complies w/ tbl 504.4 for occupancy immediately below occupied roof.
- occupied roof area shall not be included in the building area or number of stories

SPACES w/ (1) EXIT (TABLE 1006.2.1)

S-2: Max. occupant load shall not exceed (29) max travel distance shall not exceed 100ft.*
R-2: Max. occupant load shall not exceed (20) max travel distance shall not exceed 125ft.*
U: Max. occupant load shall not exceed (49), max travel distance shall not exceed 75ft.*

*NOTE: "max travel distance" refers to the IBC "Common path of egress travel distance" which is measured to a point where 2 exits or exit access doorways are available

FIRE RESISTANCE REQUIREMENTS (CH.4,5,7,10)

FIRE BARRIERS & HORIZONTAL ASSEMBLY BETWEEN USES
Per IBC table 508.4 - 1-hr fire separation required between all mixed uses as fire barriers (per IBC sect. 707) &/or horizontal assemblies (per IBC sect. 711). Supporting construction shall also be 1-hr fire resistance rated (per IBC sect. 711.2.3).

FIRE SEPARATION BETWEEN PRIVATE GARAGES & DWELLINGS
Ducts that penetrate walls or ceiling separating the dwelling unit from the garage shall be min. .019" sheet steel & shall not have openings in garage (per IBC, sect. 406.3.1)

Private garages (U) beneath habitable rooms shall be separated from habitable rooms abv. by min. 5/8" Type X gypsum board or equivalent. Door openings between a private garage and dwelling unit shall have min. 20-min. fire protection rating and be self-closing and self-latching. (Per IBC sect. 406.3.2.1 & Tbl. 508.4, footnote c)

FIRE PARTITIONS BETWEEN DWELLING UNITS
Walls separating dwelling units shall be "fire partitions" (per IBC sect. 420.2) & shall be min. 1/2 hour fire resistance rating w/ NFPA 13 automatic sprinkler system (per IBC sect. 708.3), exception 2 or min. 1-hr w/ NFPA 13R system. Fire partitions shall extend from the top of the floor/ceiling assembly and be securely attached to the underside of the roof sheathing or the underside the roof/ceiling w/ a fire resistance rating not less than the fire partition.

INTERIOR EXIT STAIRWELLS & EXIT PASSAGEWAYS
Per (IBC section 1023.2), "interior exit stairwells" require min. 1-hr fire rating & shall extend to the exterior of the building with an "exit passageway" w/ min. 1-hr fire rating (per IBC 1024.2) w/ min. 36" unobstructed width & max. occupant load of 50

OPENING PROTECTIVES
Min 1-hr fire doors in 1-hr rated fire barrier walls

SNOKE ALARMS
Smoke alarms shall be provided in accordance w/ IBC Sect. 907.2.11.2 for group R-2

ACCESSIBILITY (CH.11)

ACCESSIBLE ROUTE
Not required for:
- Upper stories or mezzanines or occupied roofs (per IBC 1104.4, exception 2). for stories that do not contain accessible elements as determined by sect. 1108
- 2nd stories in 2-story facilities w/ occupant load of 5 or less & no public space (per IBC 1104.4, exception 4)
- Group R-2 complying w/ section 1108.6.2.2.1 (Per IBC sect. 1108.4, exception 3) -
- Type B units exempted by sect. 1108.7 (per IBC sect. 1108.4, exception 7) (see blw).

ACCESSIBLE R-2 DWELLING UNITS (IBC 1108.6.2.2 & 1108.7)
- Type A: 1108.6.2.2.1 Exception 2 - Existing structures on a site shall not contribute to the total number of units on a site. There are (14) existing dwelling units and (9) proposed dwelling units. There are (9) proposed dwelling units, therefore Type A units not required in Group R-2 Occupancies containing less than (20) dwelling units.
- Type B: 1108.6.2.2.2 Exception - The number of Type B units is permitted to be reduced in accordance with Section 1108.7.
- Buildings 3 and 4 qualify for the following Exceptions:
-- IBC sect. 1108.7.1.1 - w/ Type B units provided on all ground level units of a structure w/o elevator service; other levels are not required to be Type B.
-- IBC sect. 1108.7.2 - Multistory units w/o elevator service & dwelling area on both levels is not required to be Type B.

Please refer to the "Accessible type B Dwelling Units in Overall Building" table for units and qualifying exceptions

ACCESSIBLE S-2 OCCUPANCY UNITS
- Garages shall be fully accessible on ground level
- 2nd level storage areas located within garages that have less than 5 occupants and no public space are not required to be accessible (Per IBC sect. 1104.4, Exception 4)



Reviewed for Code Compliance
07/14/2025

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E-mail: jake@seadinc.com

RFP UNIT 13

1920 BRIDGE LANE - UNIT 13A & 13B
STEAMBOAT SPRINGS, COLORADO

A TENANT FINISH FOR:

MILO RUBIN

ISSUE DATES

10.18.24 PERMIT
08.01.25 REVISION A
07.10.25 REVISION A

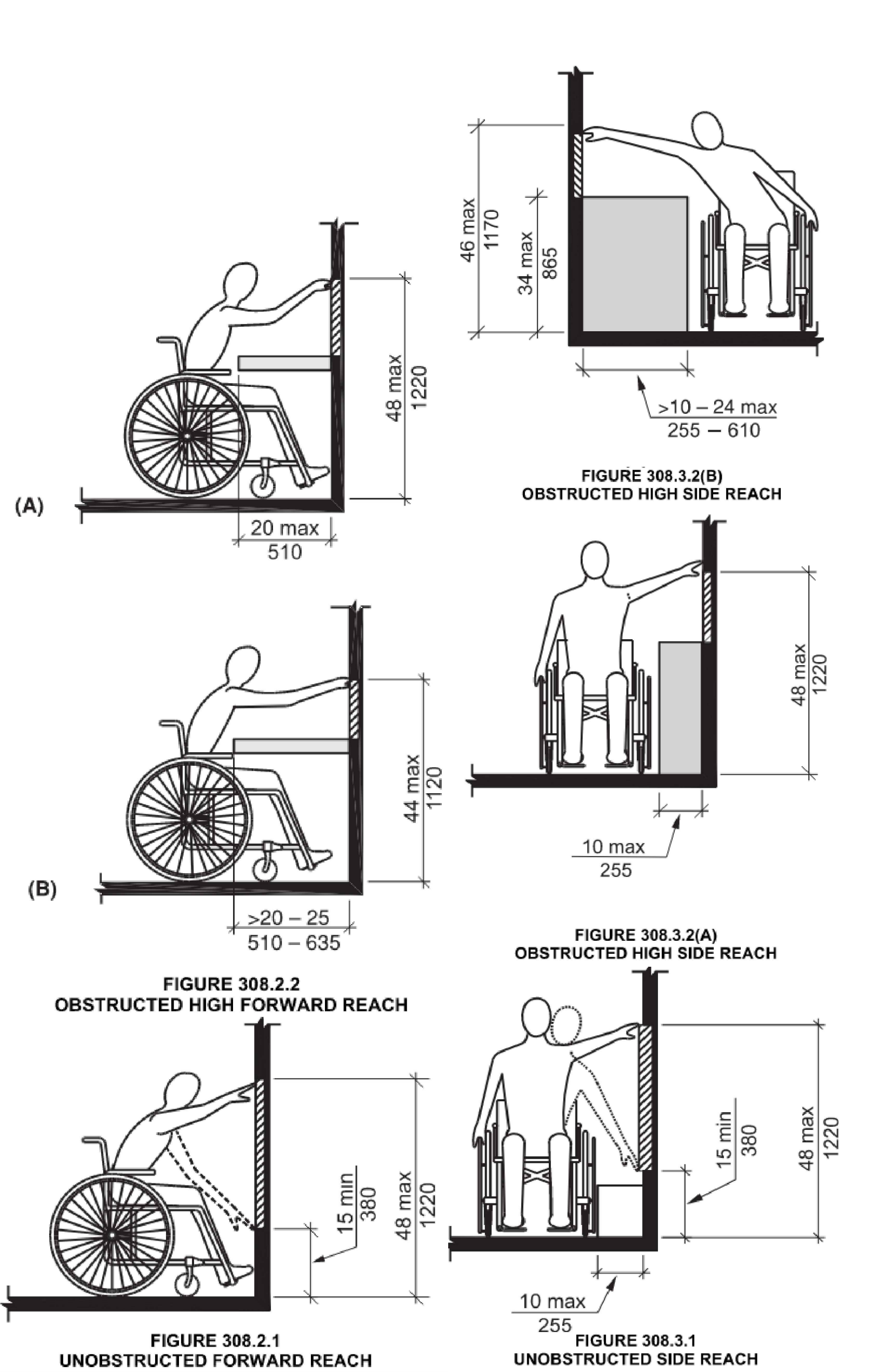
DRAWN BY: JEM
REVIEWED BY: GJM
PROJECT # 24051

ARCHITECTURAL
NOTES & CODE
STUDY

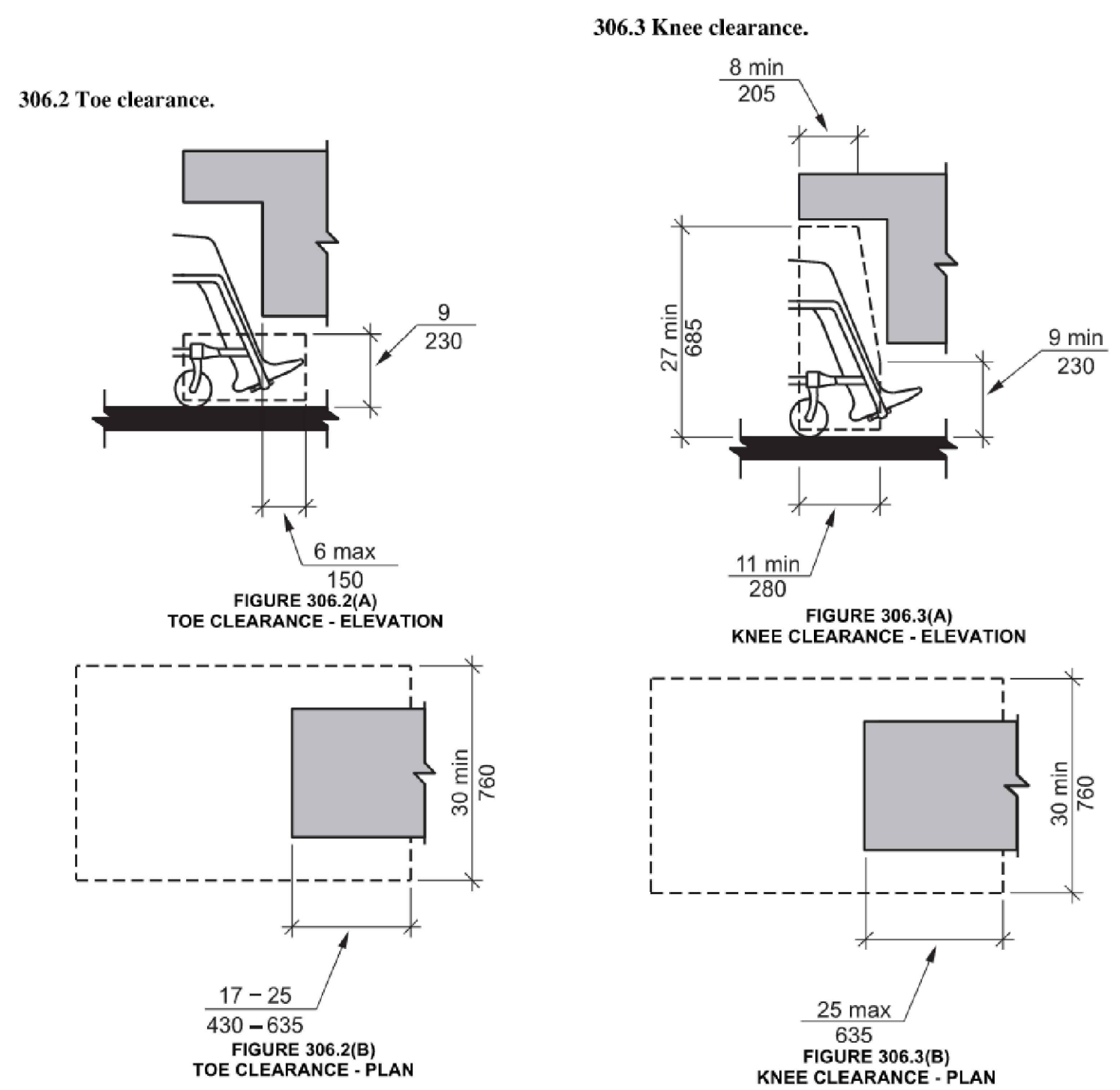
A-O

ACCESSIBLE TYPE B DWELLING UNITS IN OVERALL BUILDING		
Unit Number	Type B Required (y/n)	Commentary
Unit 8A	No	Multi story unit exempt per 11087.7.2
Unit 8B	No	Existing original unit not part of this scope
Unit 9A	No	Multi story unit exempt per 11087.7.2
Unit 9B	No	Existing original unit not part of this scope
Unit 10A	No	Multi story unit exempt per 11087.7.2
Unit 10B	No	Existing original unit not part of this scope
Unit 11A	No	Multi story unit exempt per 11087.7.2
Unit 11B	No	Existing original unit not part of this scope
Unit 12A	No	Multi story unit exempt per 11087.7.2
Unit 12B	No	Existing original unit not part of this scope
Unit 13A	No	Multi story unit exempt per 11087.7.2
Unit 13B	No	Existing original unit not part of this scope
Unit 14A	No	Multi story unit exempt per 11087.7.2
Unit 14B	No	Existing original structure not part of this scope

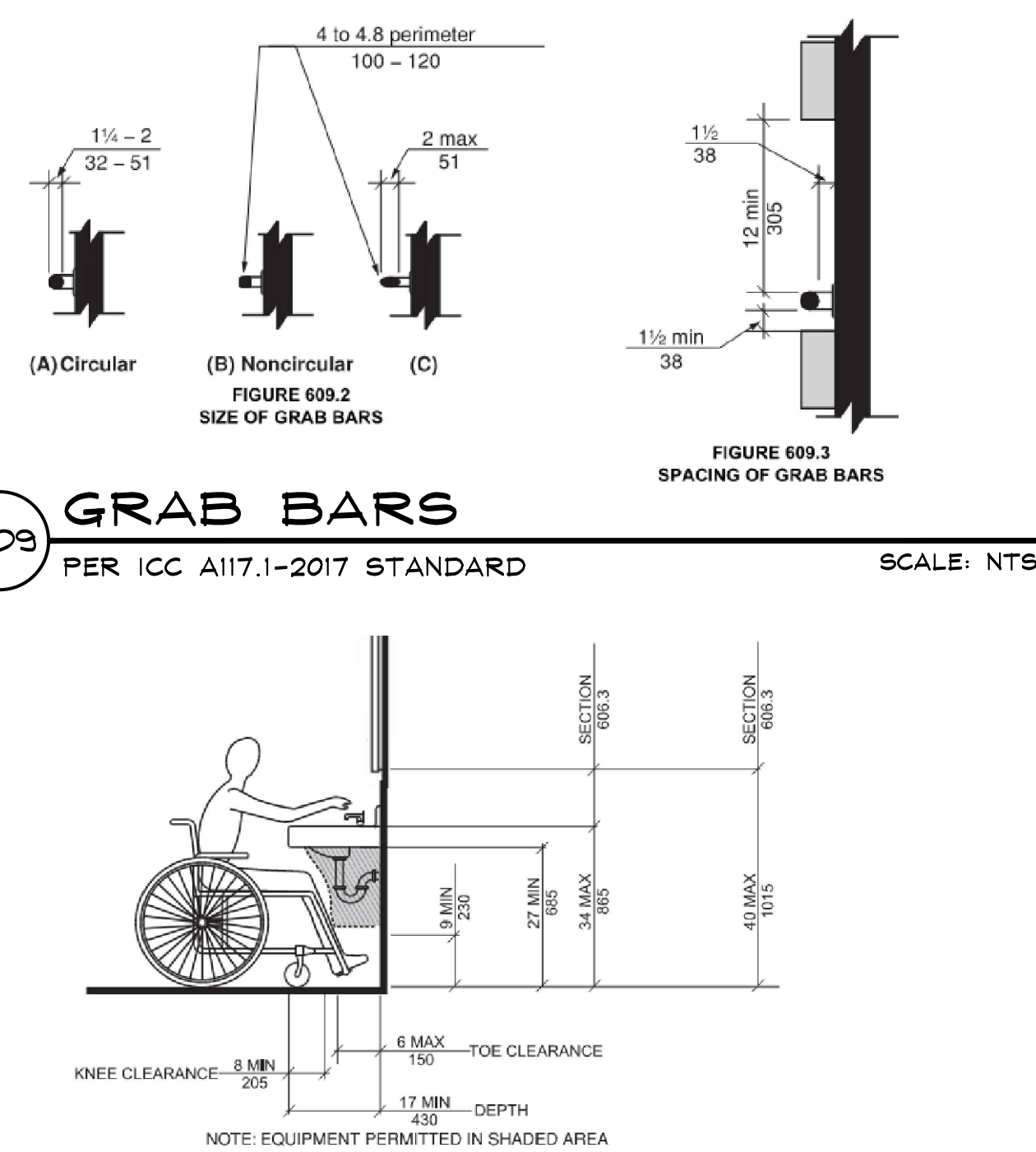
SHEET SCHEDULE	
SHEET	CONTENTS
A-0	ARCHITECTURAL NOTES & CODE STUDY
A-0.1	PUBLIC ADA SPECIFICATIONS & STANDARDS
A-0.2	1-HR RATED ASSEMBLY OPTIONS
A-1	PLANNING DEPARTMENT USE PLANS
A-2	LEVEL ONE & TWO USE/FIRE SEPARATION PLAN
A-3	LEVEL ONE & TWO DIMENSIONED FLOOR PLAN
A-4	LEVEL ONE & TWO WORK KEY
S-0	STRUCTURAL NOTES
S-0.1	GENERAL FRAMING SECTIONS
S-1	LEVEL TWO FRAMING PLAN



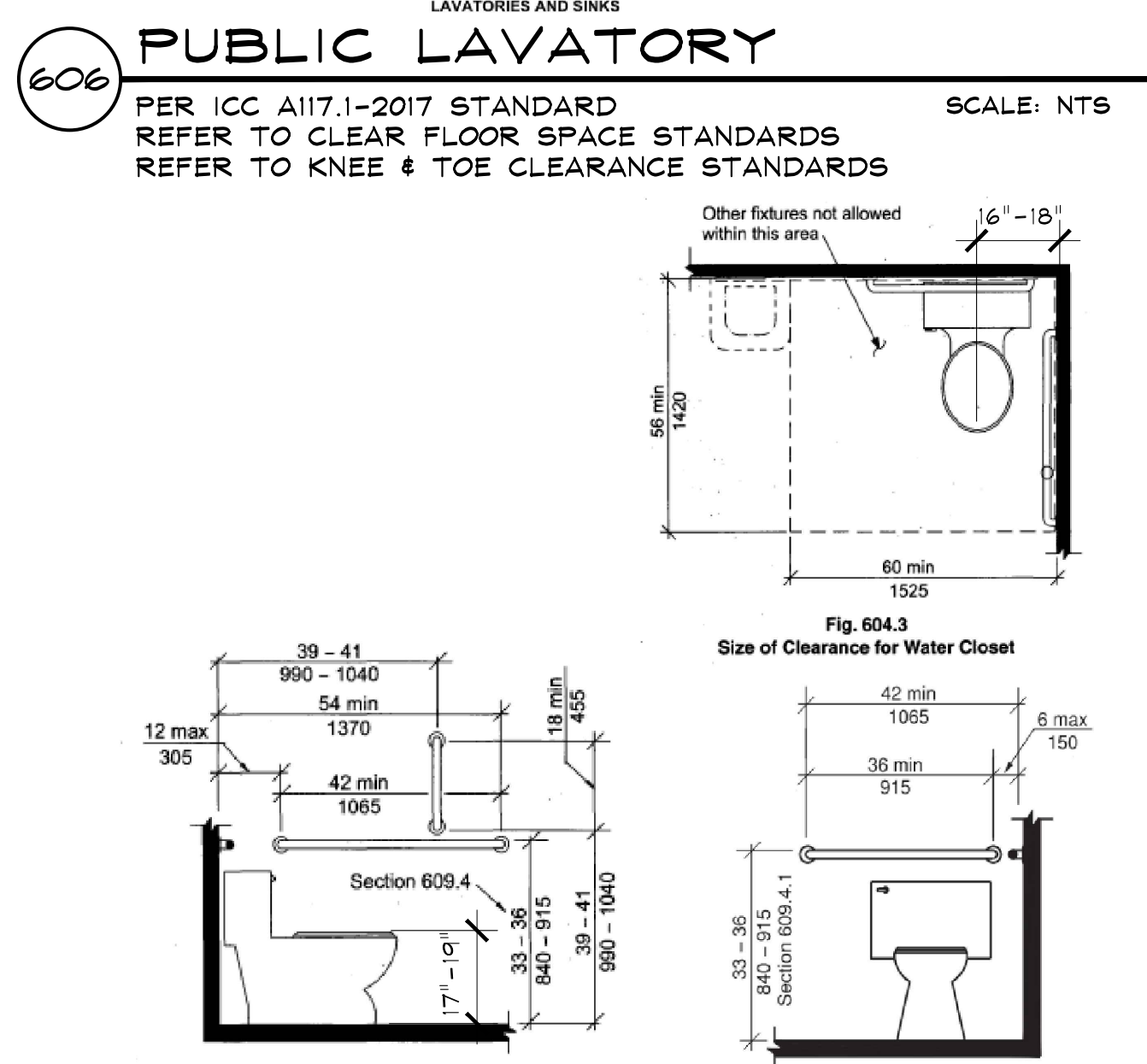
308 REACH RANGES
PER ICC A117.1-2017 STANDARD
SCALE: N.T.S.



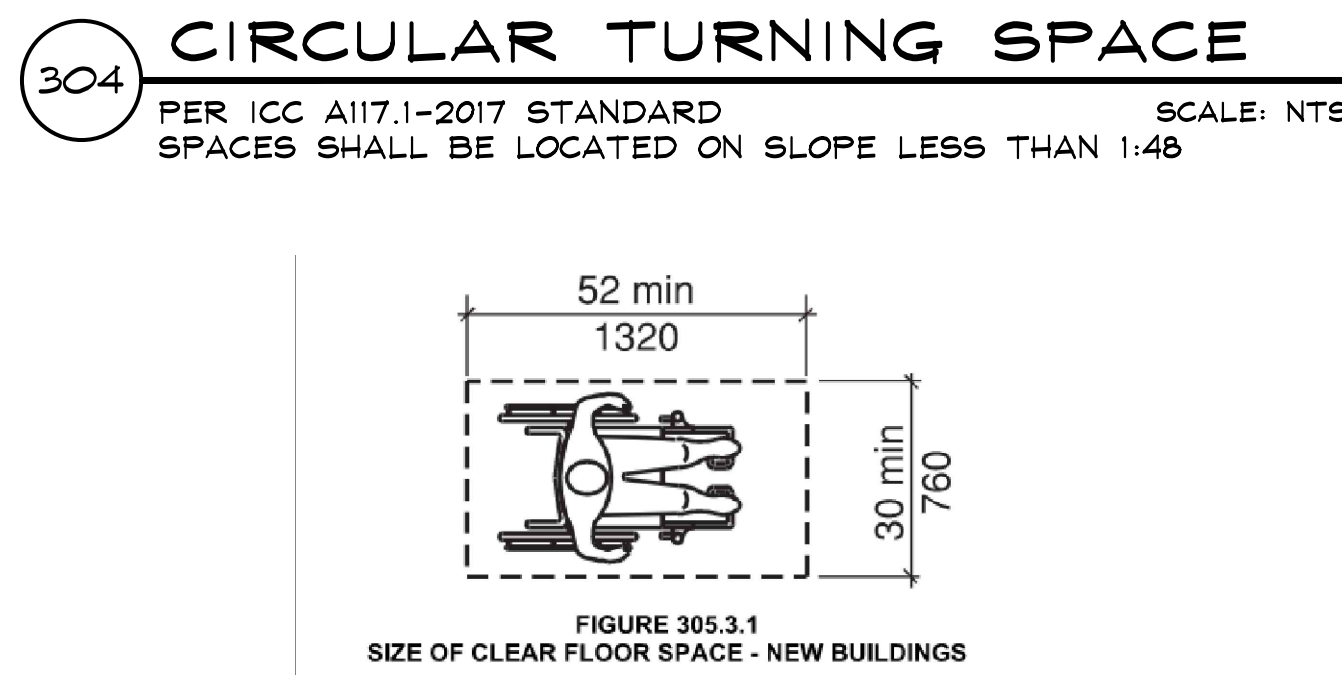
306 KNEE & TOE CLEARANCE
PER ICC A117.1-2017 STANDARD
REQUIRED WHEN SPACE BENEATH AN ELEMENT IS INCLUDED AS CLEAR FLOOR SPACE, CLEARANCE OR TURNING SPACE
SCALE: N.T.S.



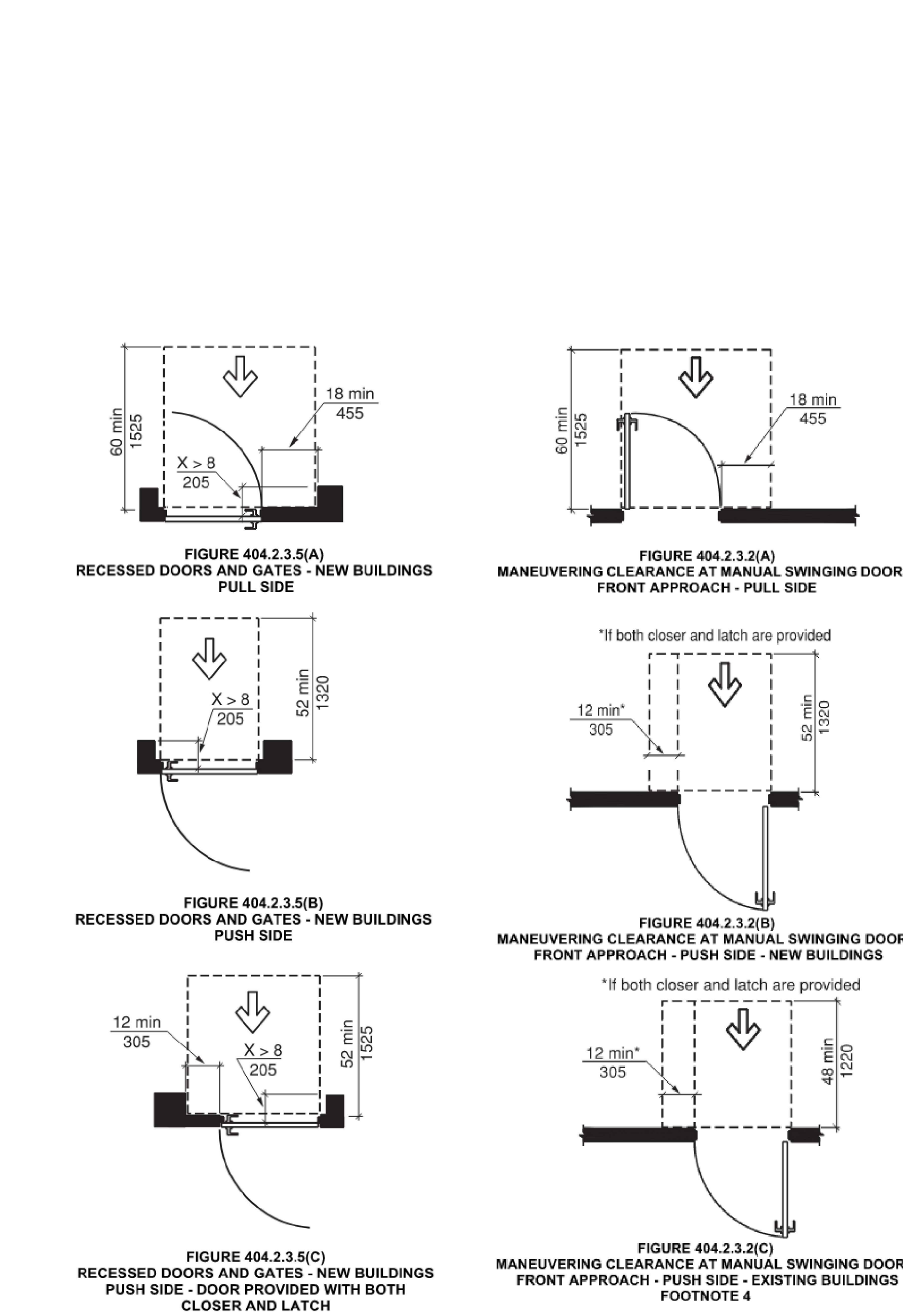
609 GRAB BARS
PER ICC A117.1-2017 STANDARD
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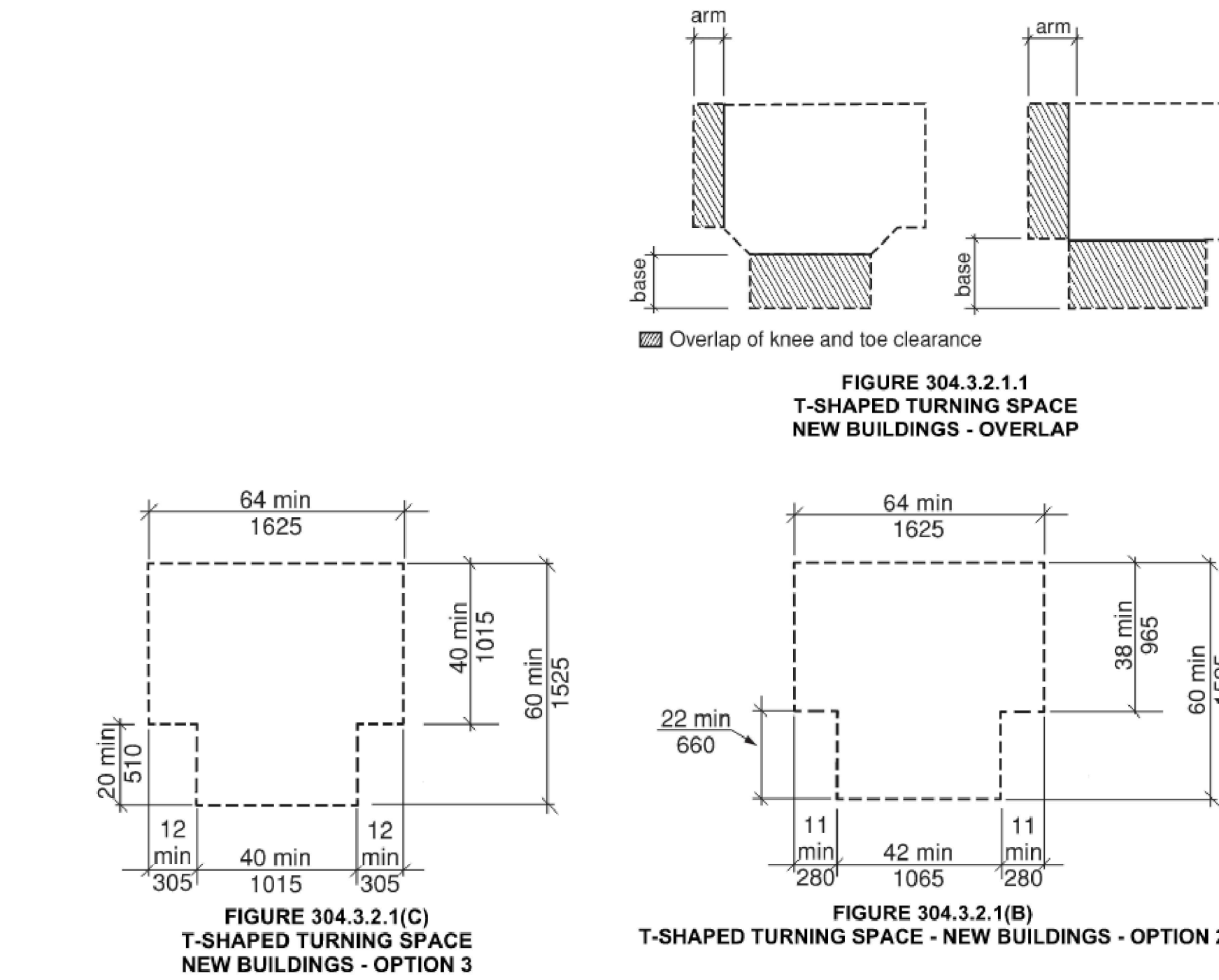
604 PUBLIC WATER CLOSET
PER ICC A117.1-2017 STANDARD
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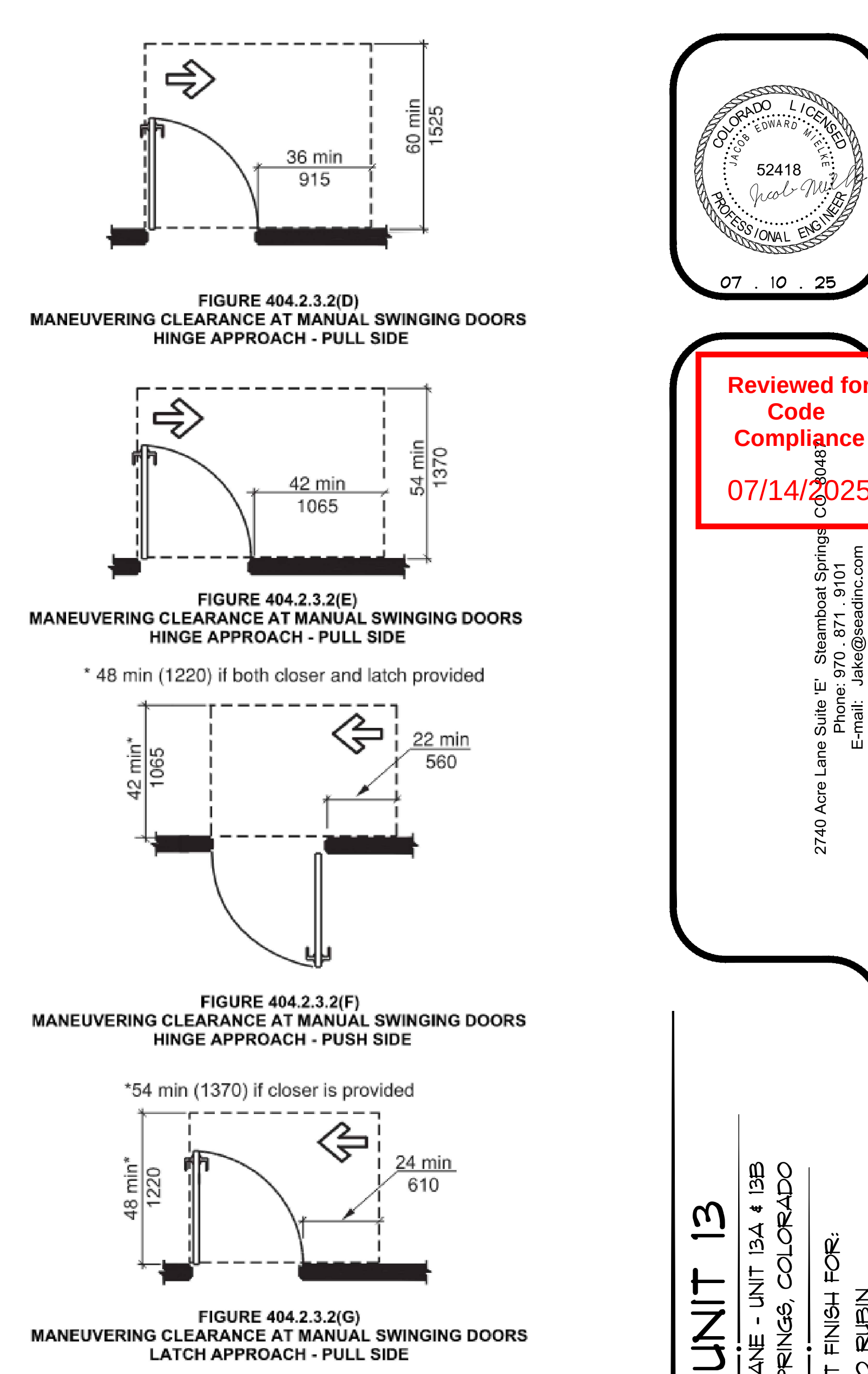
304 CIRCULAR TURNING SPACE
PER ICC A117.1-2017 STANDARD
SPACES SHALL BE LOCATED ON SLOPE LESS THAN 1:48
SCALE: N.T.S.



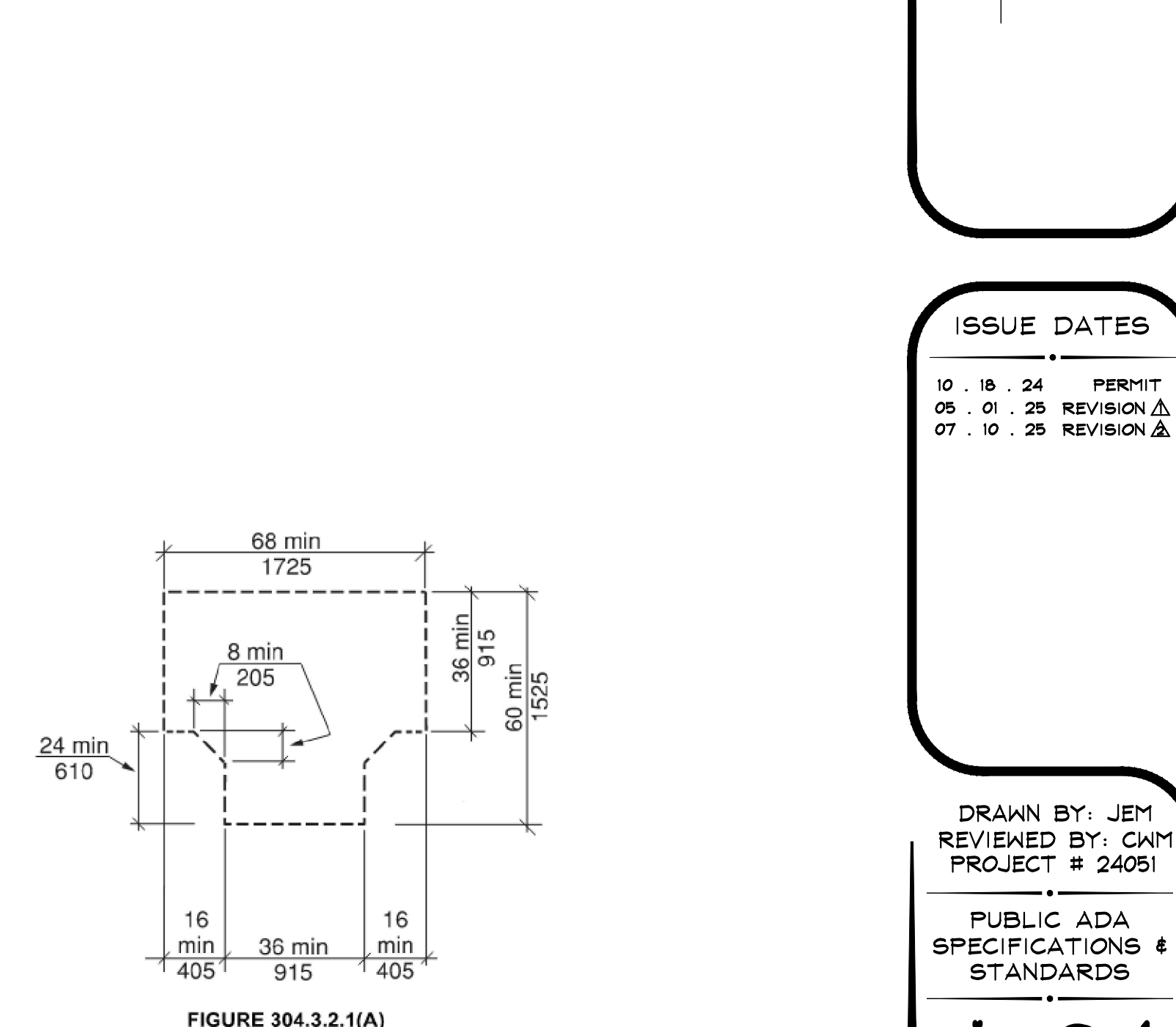
404 DOOR SWING MANEUVERING CLEARANCE
PER ICC A117.1-2017 STANDARD
MIN. CLEAR WIDTH OF DOOR OPENING IS 32"
DOORS IN SERIES NEED MIN. 48" CLEAR PLUS WIDTH OF DOORS SWINGING INTO SPACE
SCALE: N.T.S.



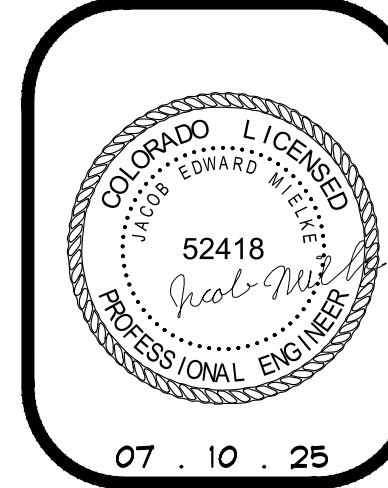
404 T-SHAPED TURNING SPACE
PER ICC A117.1-2017 STANDARD
SPACES SHALL BE LOCATED ON SLOPE LESS THAN 1:48
DOORS ARE PERMITTED TO SWING INTO TURNING SPACES, U.N.O.
SCALE: N.T.S.



404 DOOR SWING MANEUVERING CLEARANCE
PER ICC A117.1-2017 STANDARD
MIN. CLEAR WIDTH OF DOOR OPENING IS 32"
DOORS IN SERIES NEED MIN. 48" CLEAR PLUS WIDTH OF DOORS SWINGING INTO SPACE
SCALE: N.T.S.



404 T-SHAPED TURNING SPACE
PER ICC A117.1-2017 STANDARD
SPACES SHALL BE LOCATED ON SLOPE LESS THAN 1:48
DOORS ARE PERMITTED TO SWING INTO TURNING SPACES, U.N.O.
SCALE: N.T.S.



Reviewed for Code Compliance
07/14/2025
2740 Acre Lane Suite 'E', Steamboat Springs, CO 80448
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RFP UNIT 13
1920 BRIDGE LANE - UNIT 13A & 13B
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
MILO RUBIN

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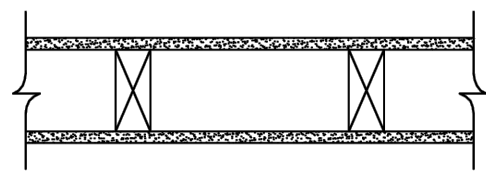
DRAWN BY: JEM
REVIEWED BY: GJM
PROJECT # 24051
PUBLIC ADA SPECIFICATIONS & STANDARDS

A-0.1

Shield Industries, Inc.

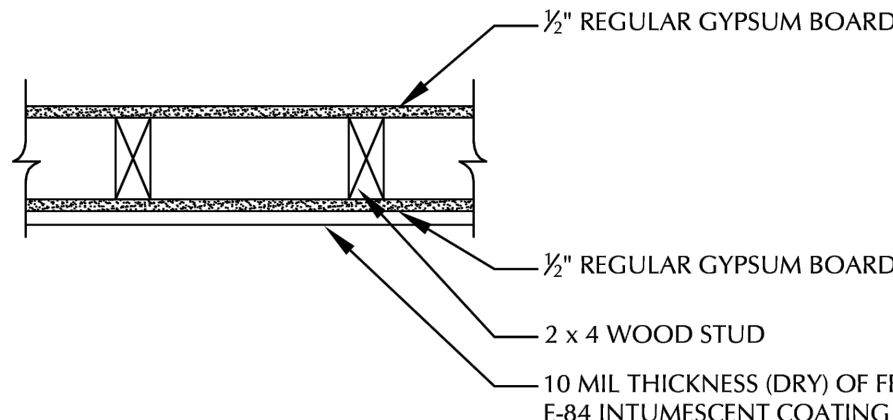
W1 1 HOUR FIRE ASSEMBLY - WOOD FRAMED WALL
w/ 1/2" GYPSUM BOARD

Typical Frame Wall Assembly 1/2" unrated Gypsum Wall Board attached to 2 x 4 southern yellow pine studs at 16" o.c. with 1-5/8" course thread dry wall screws spread per local building code



TO ACHIEVE 1 HOUR FIRE RATING:

APPLY 10 MIL THICKNESS (DRY) OF ForceField® FireGuard® E-84 TO EXPOSED SIDE OF GYPSUM BOARD



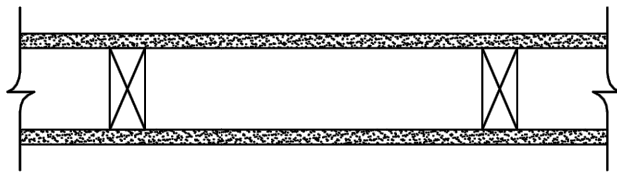
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FIRE TEST ENDURANCE RATING:	1 HOUR
STANDARD TESTED TO:	ASTM E-119-10b
FIRE TESTED LABORATORY:	GUARDIAN FIRE TESTING LABORATORIES, INC. 480 HINMAN AVE. BUFFALO, NY 14216
REPORT NO:	GL 61011
PRODUCT:	ForceField® FireGuard® E-84 INTUMESCENT COATING (FFG E-84)
MANUFACTURER:	SHIELD INDUSTRIES, INC. 131 SMOKEHILL LANE WOODSTOCK, GA 30188
* SEE MANUFACTURER APPLICATION INSTRUCTIONS AND SPECIFICATIONS FOR SURFACE PREPARATION AND APPLICATION PROCESS	

Shield Industries, Inc.

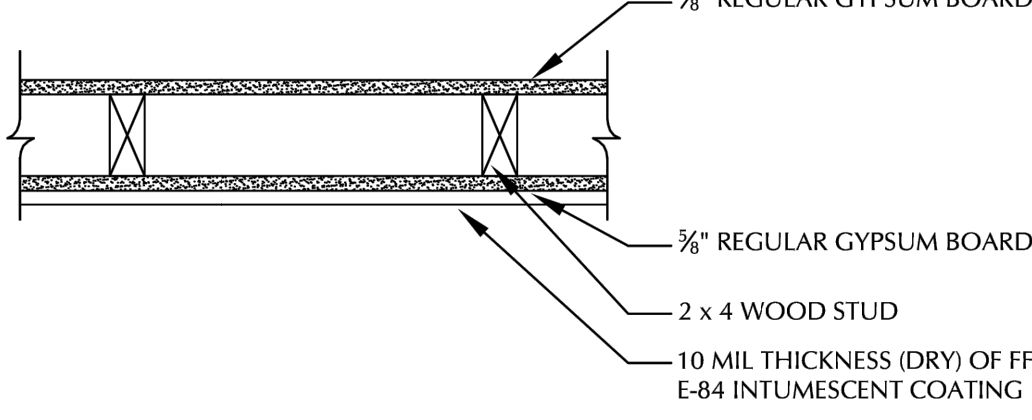
W3 1 HOUR FIRE ASSEMBLY - WOOD FRAMED WALL
w/ 5/8" GYPSUM BOARD

Typical Frame Wall Assembly 5/8" unrated Gypsum Wall Board attached to 2 x 4 southern yellow pine studs at 16" o.c. with 1-5/8" course thread dry wall screws spread per local building code



TO ACHIEVE 1 HOUR FIRE RATING:

APPLY 10 MIL THICKNESS (DRY) OF ForceField® FireGuard® E-84 TO EXPOSED SIDE OF GYPSUM BOARD



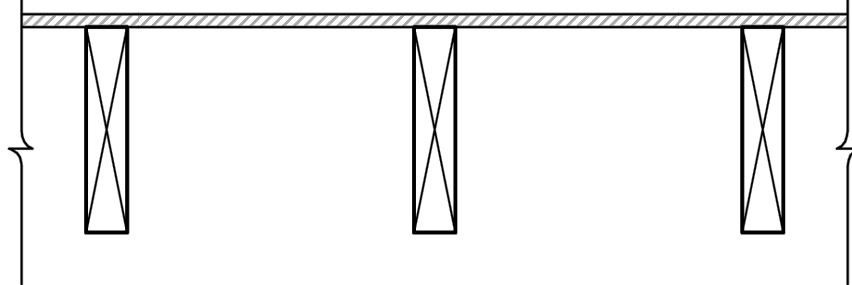
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FIRE TEST ENDURANCE RATING:	1 HOUR
STANDARD TESTED TO:	ASTM E-119-10b
FIRE TESTED LABORATORY:	GUARDIAN FIRE TESTING LABORATORIES, INC. 480 HINMAN AVE. BUFFALO, NY 14216
REPORT NO:	GL 61011
PRODUCT:	ForceField® FireGuard® E-84 INTUMESCENT COATING (FFG E-84)
MANUFACTURER:	SHIELD INDUSTRIES, INC. 131 SMOKEHILL LANE WOODSTOCK, GA 30188
* SEE MANUFACTURER APPLICATION INSTRUCTIONS AND SPECIFICATIONS FOR SURFACE PREPARATION AND APPLICATION PROCESS	

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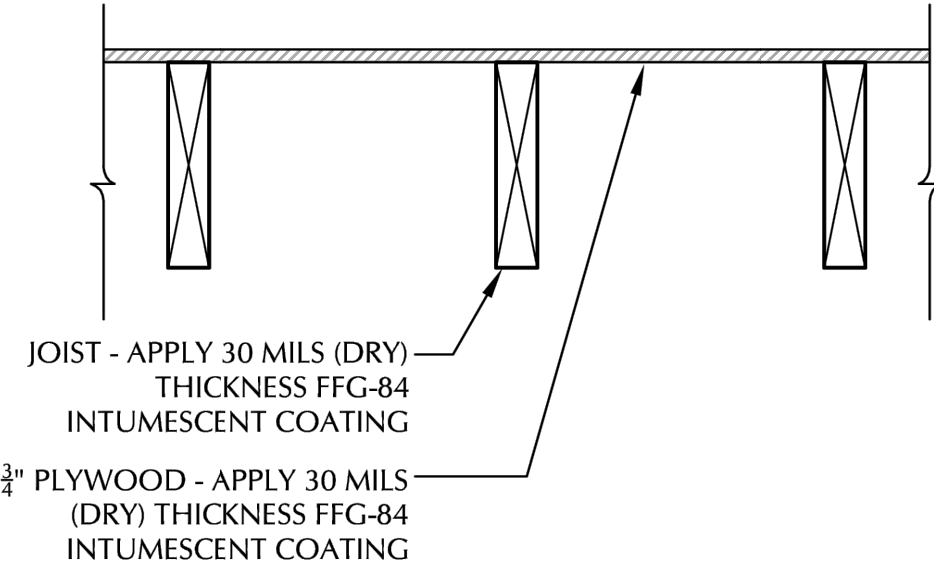
FW3 1 HOUR FIRE ASSEMBLY - WOOD FLOOR

TYPICAL FLOOR ASSEMBLY: 3/4" PLYWOOD
JOIST: 2" X 10"



TO ACHIEVE 1 HOUR FIRE RATING:

Apply 30 mil thickness (dry) of Forcefield® Fireguard® E-84 to the following areas:



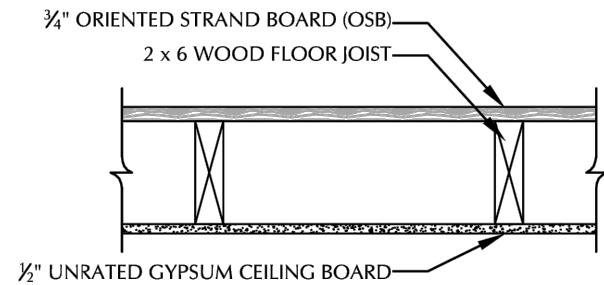
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FIRE TEST ENDURANCE RATING:	1 HOUR
STANDARD TESTED TO:	ASTM E-119
FIRE TESTED LABORATORY:	GUARDIAN FIRE TESTING LABORATORIES, INC. 480 HINMAN AVE. BUFFALO, NY 14216
REPORT NO:	GL 115411
PRODUCT:	ForceField® FireGuard® E-84 INTUMESCENT COATING (FFG E-84)
MANUFACTURER:	SHIELD INDUSTRIES, INC. 131 SMOKEHILL LANE WOODSTOCK, GA 30188
* SEE MANUFACTURER APPLICATION INSTRUCTIONS AND SPECIFICATIONS FOR SURFACE PREPARATION AND APPLICATION PROCESS	

Shield Industries, Inc.

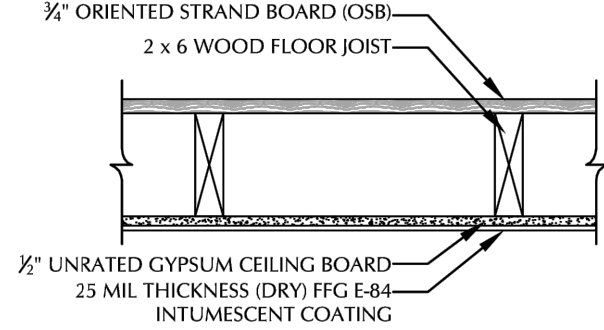
FC1 1 HOUR FIRE ASSEMBLY - WOOD FRAME
FLOOR / CEILING

Floor / Ceiling Assembly 1/2" regular gypsum board mounted below 2 x 6 or larger wood floor joists 16" o.c. using 1-3/8" course thread drywall screws @ 8" O.C., sub floor is 3/4" oriented strand board (OSB)



TO ACHIEVE 1 HOUR FIRE RATING:

Apply 25 mil thickness (dry) of Forcefield® Fireguard® E-84 to exposed side of gypsum board ceiling.



SCALE: N.T.S.

NOTES:	Test performed with 1/2" unrated regular gypsum wallboard and 3/4" OSB, therefore, wood frame floor/ceiling assemblies utilizing thicker gypsum as a ceiling would achieve a 1 hour fire rating with a 25 MIL(dry) thickness application applied to the exposed side of the gypsum board
FIRE TEST ENDURANCE RATING:	1 HOUR
STANDARD TESTED TO:	ASTM E-119
FIRE TESTED LABORATORY:	GUARDIAN FIRE TESTING LABORATORIES, INC. 480 HINMAN AVE. BUFFALO, NY 14216
REPORT NO:	GL 60911
PRODUCT:	ForceField® FireGuard® E-84 INTUMESCENT COATING (FFG E-84)
MANUFACTURER:	SHIELD INDUSTRIES, INC. 131 SMOKEHILL LANE WOODSTOCK, GA 30188
* SEE MANUFACTURER APPLICATION INSTRUCTIONS AND SPECIFICATIONS FOR SURFACE PREPARATION AND APPLICATION PROCESS	

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3510	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1-7/8" long, 0.0915" shank, 1/4" heads, 7" o.c. Joints staggered 24" on opposite sides. (LOAD-BEARING)			
		Thickness: 4-7/8" Approx. Weight: 7 psf Fire Test: UL R3501-47, -48, 9-17-65, UL Design U309; UL R1319-129, 7-22-70, UL Design U314 Sound Test: NGC 2404, 10-14-70	

GA FILE NO. WP 3514	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
GYPSUM WALLBOARD, WOOD STUDS One layer 5/8" type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 16" o.c. with 1-1/4" Type W drywall screws 12" o.c. Joints staggered 16" on opposite sides. (LOAD-BEARING)			
		Thickness: 4-5/8" Approx. Weight: 7 psf Fire Test: SWRI 01-4511-619, 8-19-92 See WP 3503 Sound Test: (GAH NG 248FT, 7-2-65)	

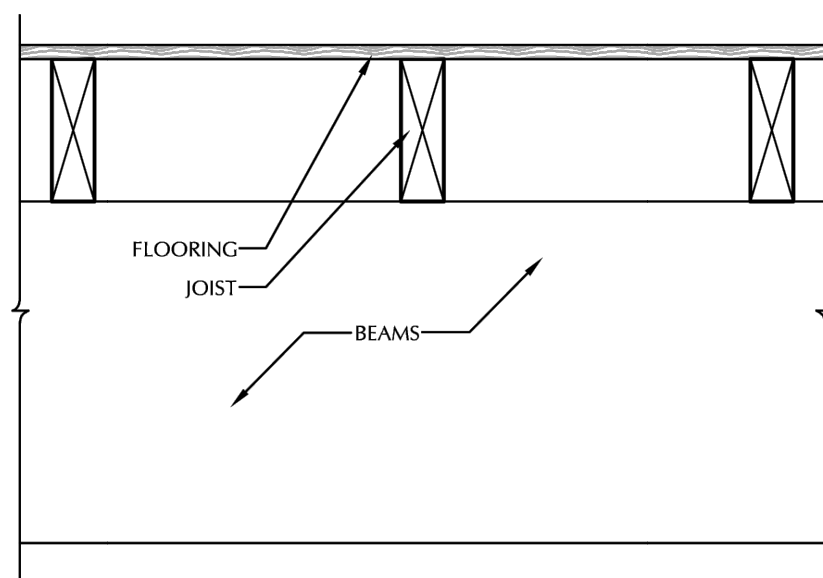
GA FILE NO. FC 5529	GENERIC	1 HOUR FIRE
WOOD JOISTS, GYPSUM WALLBOARD Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1-1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1-7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one-hour fire-resistance protection for framing, including trusses.		
		Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

GA FILE NO. FC 5530	GENERIC	1 HOUR FIRE
WOOD I-JOISTS, GYPSUM WALLBOARD Base layer 5/8" type X gypsum wallboard applied at right angles to wood I-joists 24" o.c. with 1-1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to I-joists with 1-7/8" Type W or S drywall screws 12" o.c. at joints and intermediate I-joists and 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood I-joists supporting 1/2" wood structural panels applied at right angles to joists with 8d nails. Ceiling provides one-hour fire-resistance protection for I-joists.		
		Approx. Ceiling Weight: 5 psf Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

Shield Industries, Inc.

FC3 1 HOUR FIRE ASSEMBLY - WOOD FRAME
FLOOR / CEILING

TYPICAL FLOOR/CEILING ASSEMBLY: FLOORING 3/8" T & G PLANK SHEATHING / JOIST 3" X 10" BEAMS 6" X 24"



TO ACHIEVE 60 MINUTE FIRE RATING:

Apply 30 mil thickness (dry) of Forcefield® Fireguard® E-84 to all exposed flooring and joist. Apply 10 mil thickness (dry) of Forcefield® Fireguard® E-84 to all exposed beam surfaces.

SCALE: N.T.S.

FIRE TEST ENDURANCE RATING:	1 HOUR
STANDARD TESTED TO:	ASTM E-119
FIRE TESTED LABORATORY:	GUARDIAN FIRE TESTING LABORATORIES, INC. 480 HINMAN AVE. BUFFALO, NY 14216
REPORT NO:	GL 115411
PRODUCT:	ForceField® FireGuard® E-84 INTUMESCENT COATING (FFG E-84)
MANUFACTURER:	SHIELD INDUSTRIES, INC. 131 SMOKEHILL LANE WOODSTOCK, GA 30188
* SEE MANUFACTURER APPLICATION INSTRUCTIONS AND SPECIFICATIONS FOR SURFACE PREPARATION AND APPLICATION PROCESS	



Reviewed for
Code
Compliance

07/14/2025

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RFP UNIT 13

1920 BRIDGE LANE - UNIT 13A & 13B
STEAMBOAT SPRINGS, COLORADO

A TENANT FINISH FOR:

MILO RUBIN

ISSUE DATES

10 . 18 . 24 PERMIT
08 . 01 . 25 REVISION A
07 . 10 . 25 REVISION B

DRAWN BY: JEM
REVIEWED BY: GJM
PROJECT # 24051

1-hr RATED
ASSEMBLY
OPTIONS

A-0.2

PLANNING USE SHADING KEY			
	=	UTILITY (GARAGE) USE	
	=	DWELLING UNIT USE	
	=	STAIRWELL	

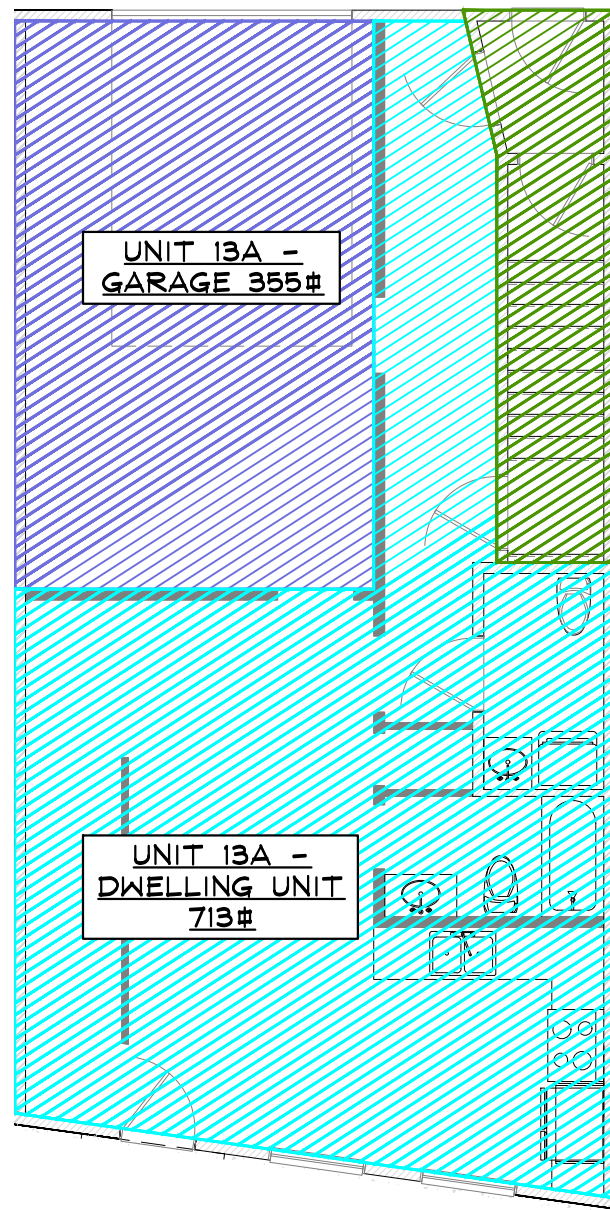
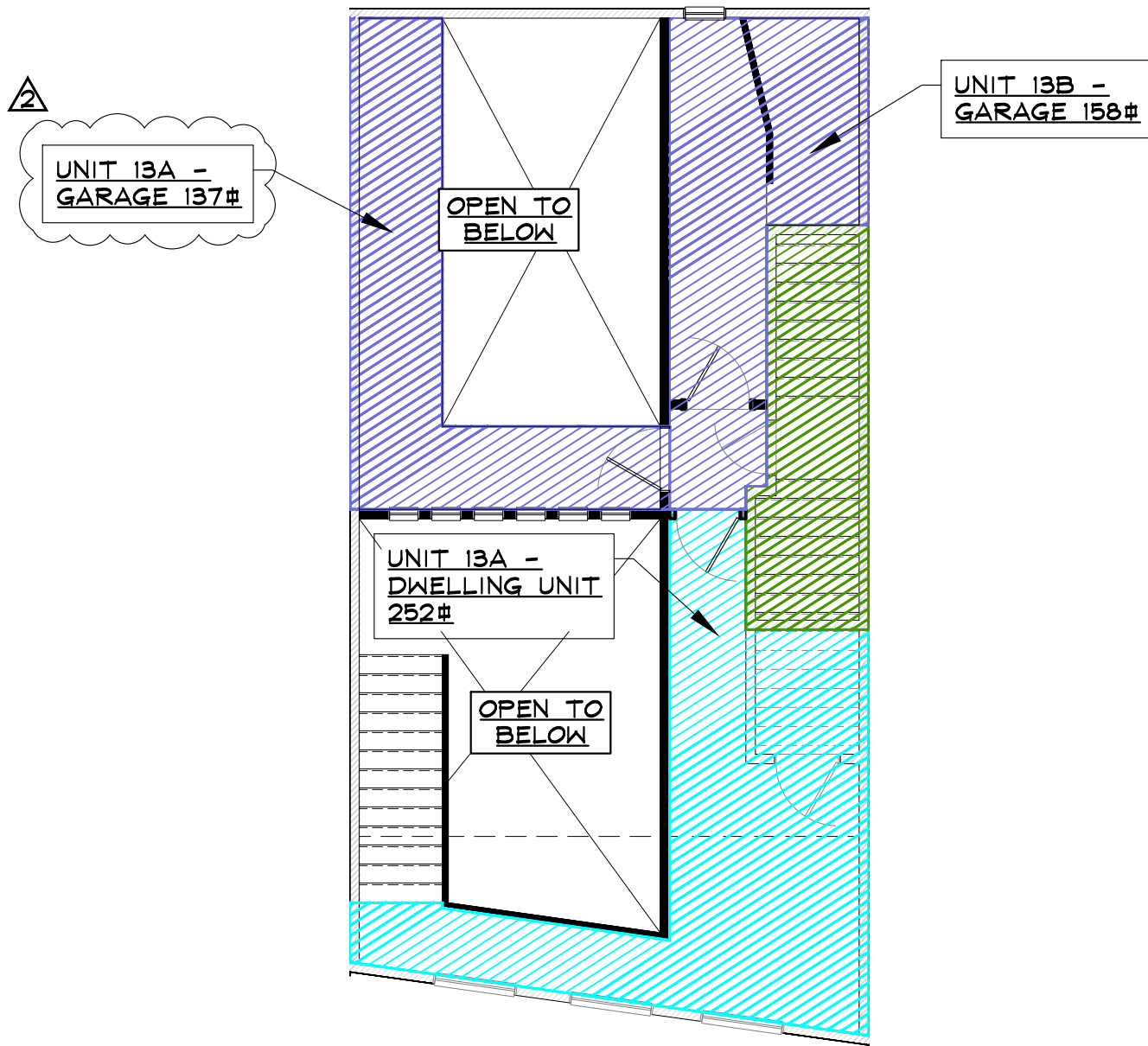
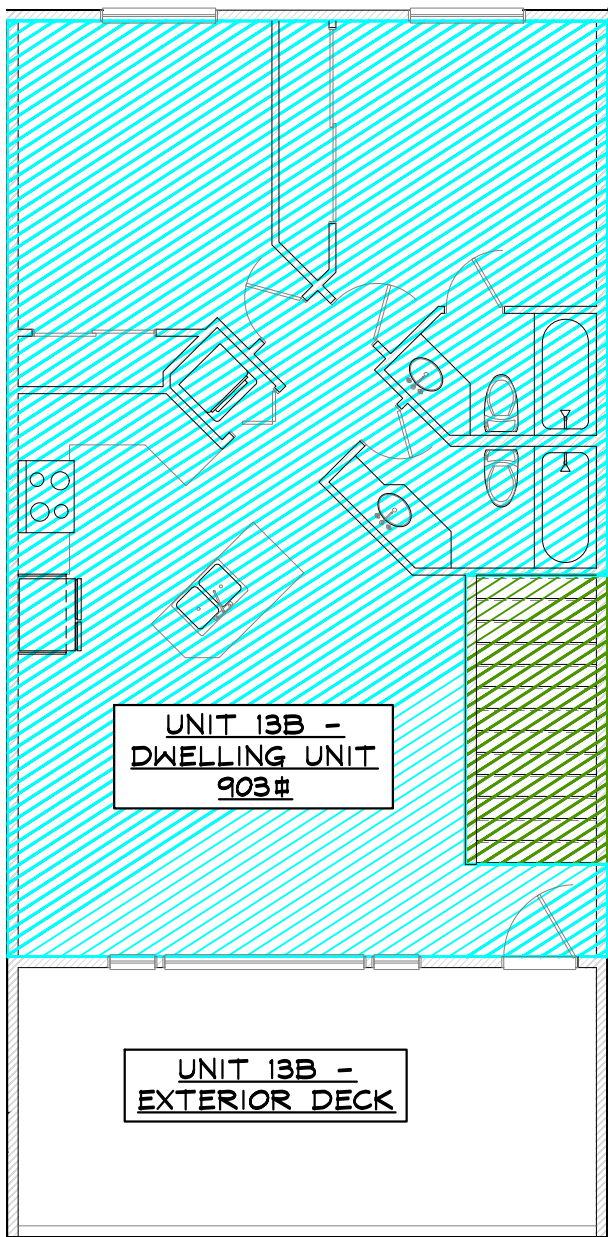
UNIT 13 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 13A	U (13A)	355
Level 1	Dwelling Unit 13A	R-2 (13A)	713
Level 2	Garage 13A	U (13A)	137
Level 2	Dwelling Unit 13A	R-2 (13A)	252
Level 2	Garage 13B	U (13B)	158
Level 3	Dwelling Unit 13B	R-2 (13B)	903

UNIT 13 DWELLING UNIT TABLE:

Garage (13A)	592
Dwelling Unit (13A)	965
Unit 13A Total	1557
Unit 13B Total	1061

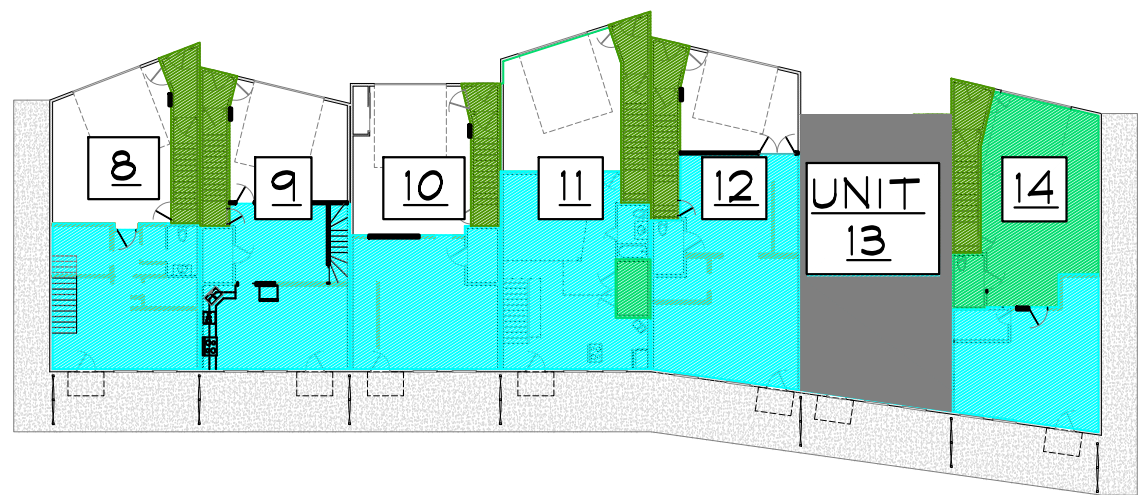
NOTE: THE SHADED USES AND AREAS LISTED THIS PLAN ARE BASED ON THE CITY OF STEAMBOAT SPRINGS PLANNING DEPARTMENT AND COMMUNITY DEVELOPMENT CODE APPLICATION PL20240033. THESE USES WERE APPROVED IN THIS DEVELOPMENT APPLICATION. PLEASE REFER TO THE FOLLOWING SHEETS FOR ALL IBC USES AND SQUARE FOOTAGES



3 LEVEL THREE FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

2 LEVEL TWO FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

1 LEVEL ONE FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"



4 BUILDING LOCATION KEY
SCALE: 1/32" = 1'-0"



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07/14/2025

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RFP UNIT 13
1920 BRIDGE LANE - UNIT 13A & 13B
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
MILO RUEIN

ISSUE DATES		
10.18.24	PERMIT	
06.01.25	REVISION	A
07.10.25	REVISION	A

DRAWN BY: JEM
REVIEWED BY: CWM
PROJECT # 24051
PLANNING
DEPARTMENT
USE PLANS
A-1

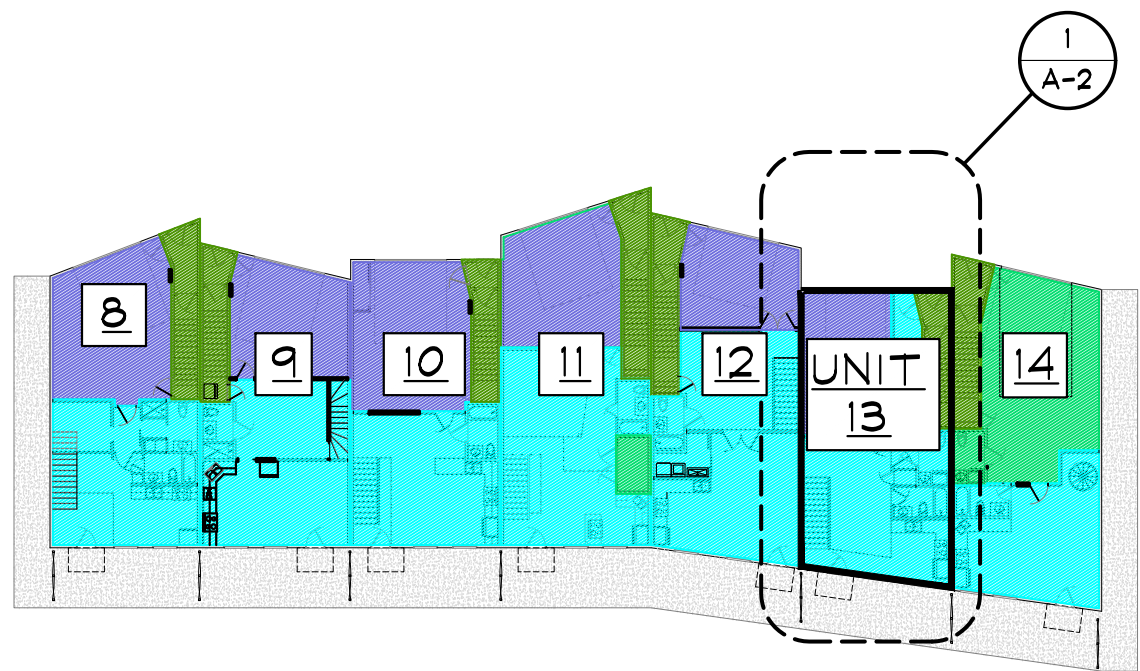
NOTES

1. CONTRACTOR TO PROVIDE/VERIFY EXISTING STAIRS HAVE MAX 7" RISERS & MIN 11" TREADS AT ALL STAIRS. MAX TOLERANCE BETWEEN THE LARGEST AND SMALLEST FOR STAIR RISERS AND TREADS ON ALL FLIGHTS OF STAIRS SHALL BE $\frac{3}{8}$ " PER IBC SEC. 1011.5.4
2. PROVIDE/VERIFY GRASPABLE HANDRAILS PER IBC SEC. 1014 AT ALL STAIRS
3. PROVIDE/VERIFY GUARDRAILS PER IBC SEC. 1015 AT ALL STAIRS
4. ENTRY & STAIRWELL FLOOR AREA INCLUDED IN MOST STRINGENT OCCUPANCY RATING FOR AREA SERVED PER IBC 1004.1
5. COMMERCIAL SPACES SHALL BE FLEXIBLE OCCUPANCIES AS ALLOWED FROM CDC TABLE 300-1
6. PER RCRBC, ANY FUTURE TENANT FINISH IMPROVEMENT PERMITS OR FUTURE CHANGE OF USE W/IN COMMERCIAL UNITS SHALL BE OBTAINED FOR EA. BUSINESS IN ADVANCE TO WORK DONE IN UNIT.
7. ALL STORAGE (S-2) AREAS ON LEVEL 2 ARE LESS THAN 250# AND LESS THAN (5) OCCUPANTS, THEREFORE CAN BE ACCESSED VIA AN ALTERNATING TREAD DEVICE PER IBC 1011.14.
8. ALL UTILITY AREAS ON LEVEL 2 ARE NOT OPEN TO THE GENERAL PUBLIC, THEREFORE PER IBC 1011.16 EXCEPTION 4 CAN BE ACCESSED VIA PERMANENT LADDER.
9. ALL BEDROOMS SHALL HAVE AN EMERGENCY ESCAPE/RESCUE OPENING PER IBC 1031.3.
10. ALL DOORS IN FIREWALL SHALL BE 1hr RATED & SHALL MEET THE REQUIREMENTS OF IBC TABLE 716.1(2).
11. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPERATION WALLS & HORIZONTAL ASSEMBLIES w/ HILIT FS-ONE FIRESTOP TO SATISFY IBC 714.4.1.2 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

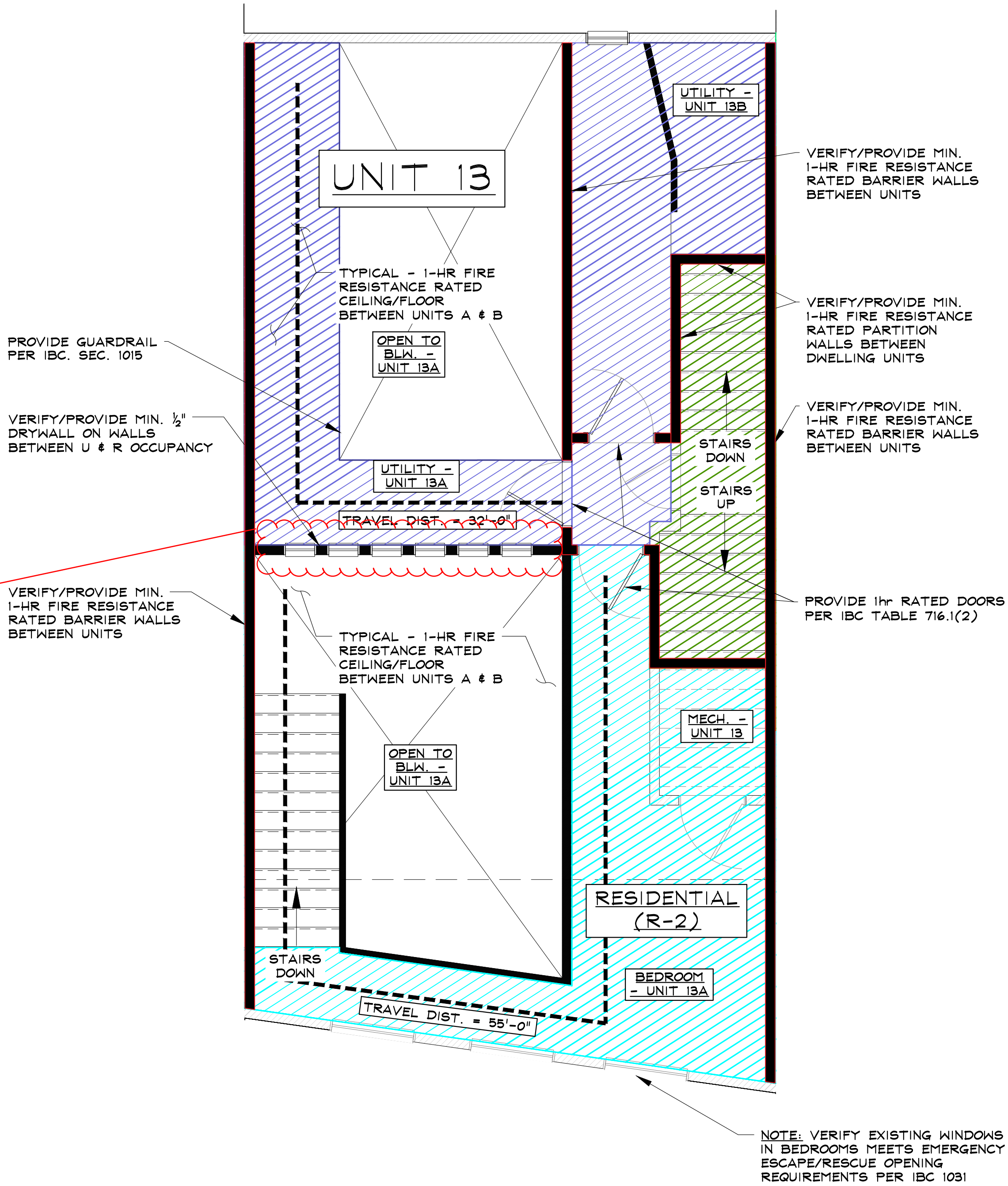
USE SHADING KEY

- R-2 (RESIDENTIAL)
- U (UTILITY)
- STAIRWELL
- 1hr RATED SEPERATION

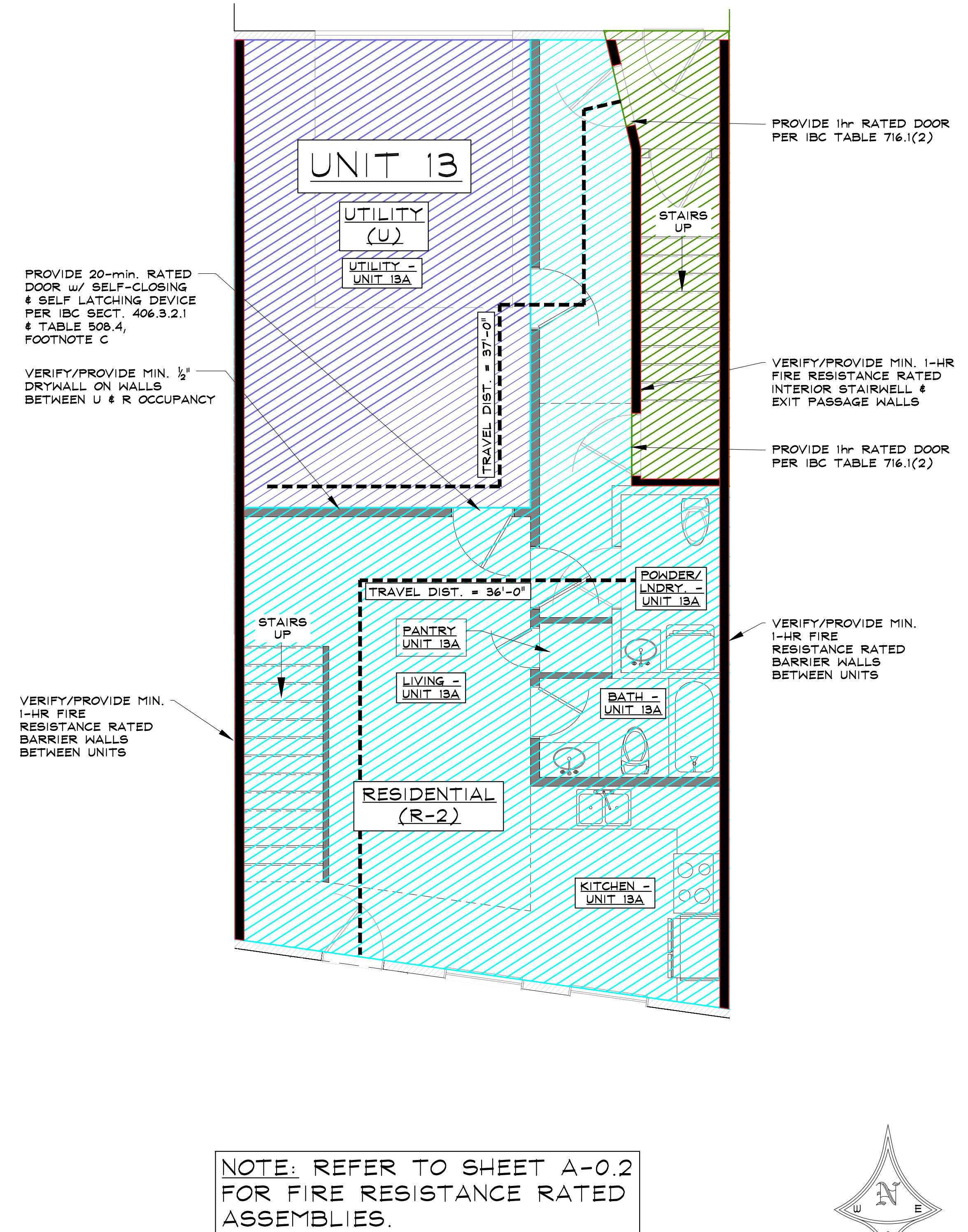
RCRBC Comments and Approval Notes on Contractors Request to Keep these interior windows in the existing wall: Contractor may keep these windows installed in this existing wall between the garage and dwelling, however this is a 20-minute wall and it must be constructed to meet a 20-minute rating and be sealed properly on the garage side of this wall. Contractor to install a base layer of of 1/2" gypsum on garage side of this wall over the entire wall, call for an inspection once all seams are fire taped. Then Contractor to install a final layer of Type X 5/8" Gypsum staggered seams over the base layer, and fire tape this layer.



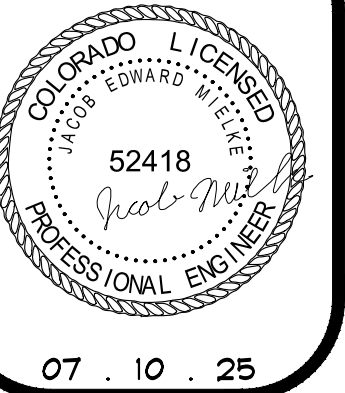
3 BUILDING LOCATION KEY
SCALE: 1/32" = 1'-0"



2 LEVEL TWO USE / FIRE SEPARATION PLAN
SCALE: 1/4" = 1'-0"



1 LEVEL ONE USE / FIRE SEPARATION PLAN
SCALE: 1/4" = 1'-0"



Reviewed for
Code
Compliance
07/14/2025

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RFP UNIT 13

1920 BRIDGE LANE - UNIT 13A & 13B
STEAMBOAT SPRINGS, COLORADO

A TENANT FINISH FOR:
MILO RUEIN

ISSUE DATES

10.18.24 PERMIT
06.01.25 REVISION A
07.10.25 REVISION A

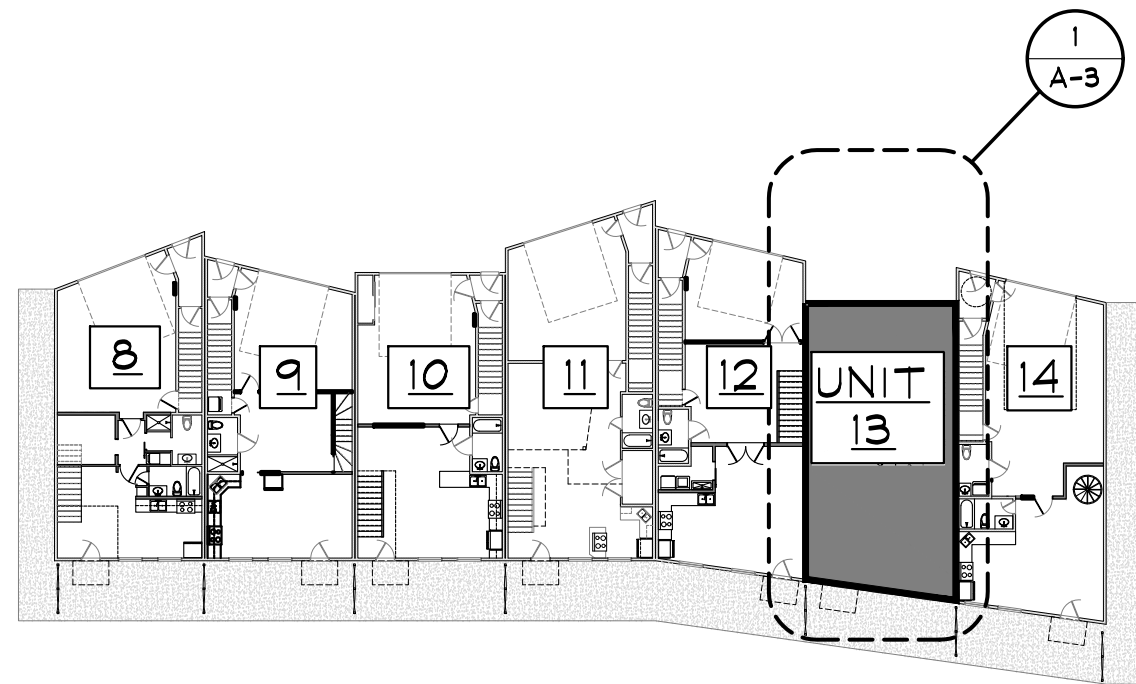
DRAWN BY: JEM
REVIEWED BY: CWM
PROJECT # 24051

LEVEL ONE & TWO
USE/FIRE
SEPERATION PLAN

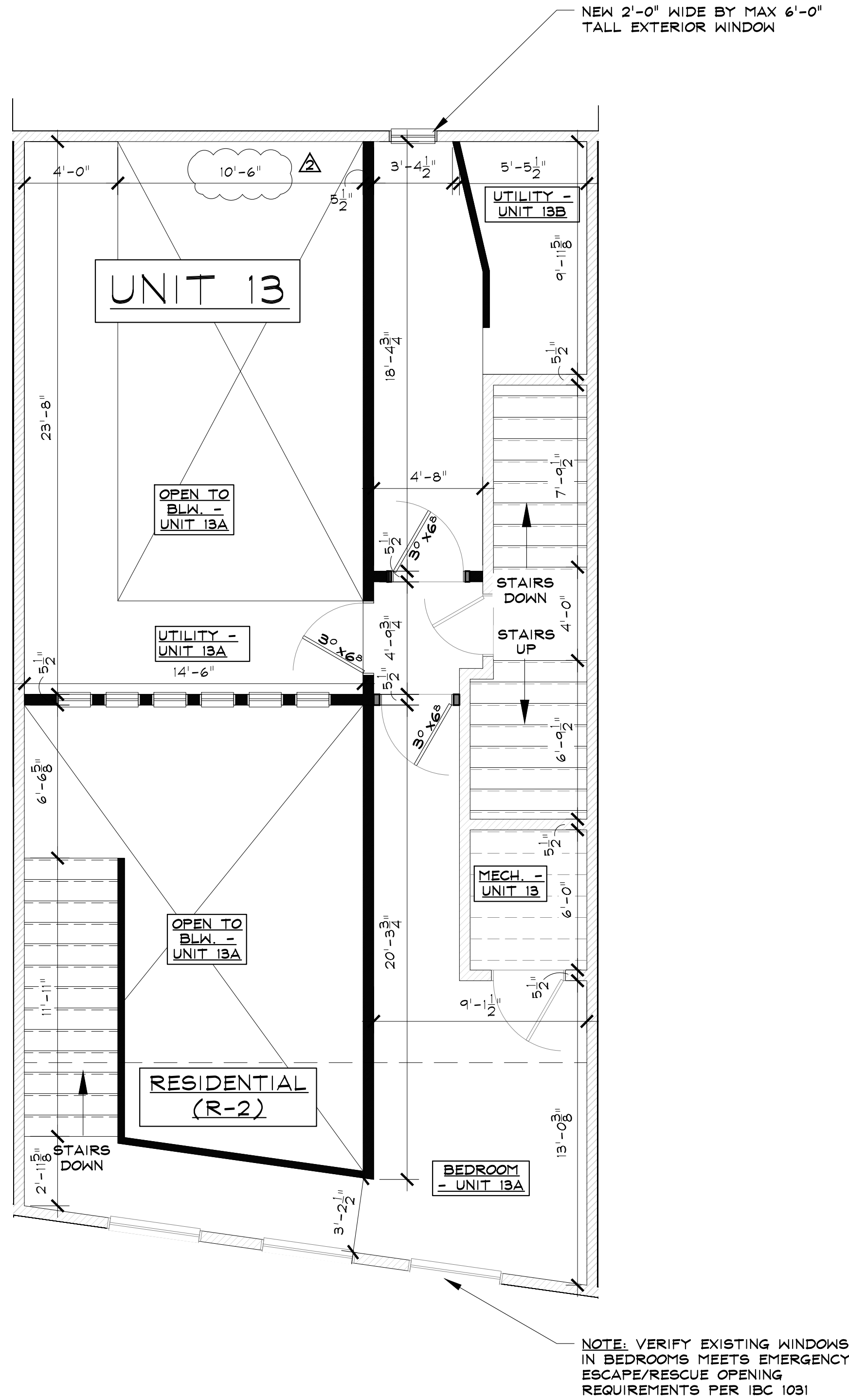
A-2

NOTES

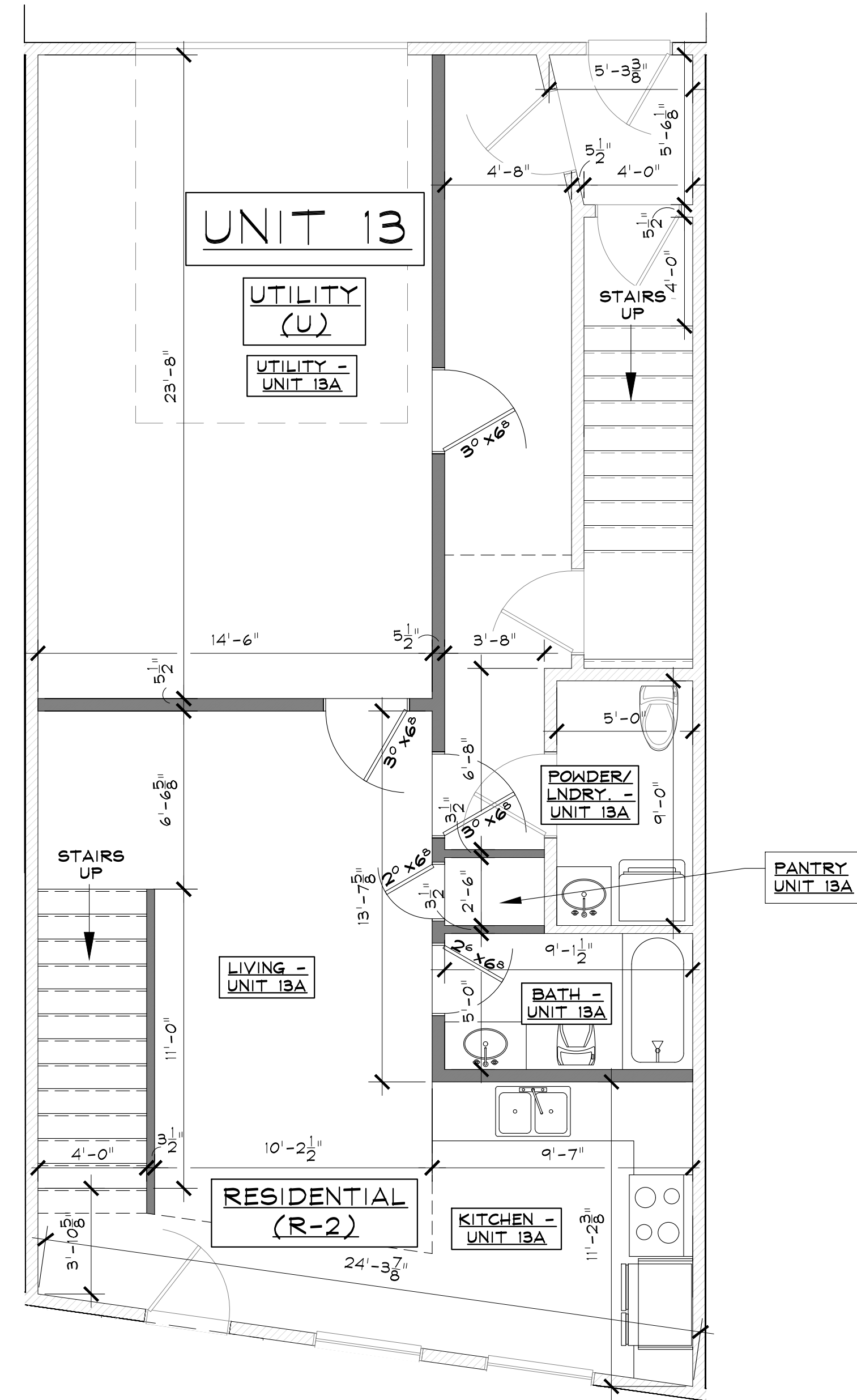
1. CONTRACTOR TO PROVIDE/VERIFY EXISTING STAIRS HAVE MAX 7" RISERS & MIN 11" TREADS AT ALL STAIRS. MAX TOLERANCE BETWEEN THE LARGEST AND SMALLEST FOR STAIR RISERS AND TREADS ON ALL FLIGHTS OF STAIRS SHALL BE $\frac{3}{8}$ " PER IBC SEC. 1011.5.4
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6. PER RCBD, ANY FUTURE TENANT FINISH IMPROVEMENT PERMITS OR FUTURE CHANGE OF USE W/IN COMMERCIAL UNITS SHALL BE OBTAINED FOR EA. BUSINESS IN ADVANCE TO WORK DONE IN UNIT.
7. ALL STORAGE (S-2) AREAS ON LEVEL 2 ARE LESS THAN 250# AND LESS THAN (5) OCCUPANTS, THEREFORE CAN BE ACCESSED VIA AN ALTERNATING TREAD DEVICE PER IBC 1011.14.
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11. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPERATION WALLS & HORIZONTAL ASSEMBLIES w/ HILIT FS-ONE FIRESTOP TO SATISFY IBC 714.4.1.2 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



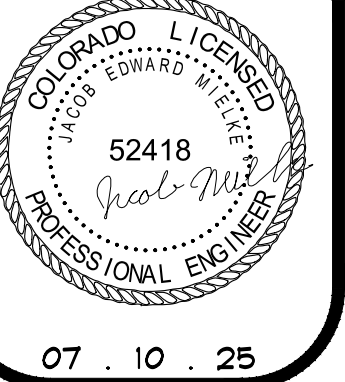
3 BUILDING LOCATION KEY
SCALE: 1/32" = 1'-0"



2 LEVEL TWO DIMENSIONED FLOOR PLAN
SCALE: $\frac{1}{4}$ " = 1'-0"



1 LEVEL ONE DIMENSIONED FLOOR PLAN
SCALE: $\frac{1}{4}$ " = 1'-0"



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A TENANT FINISH FOR:
MILO RUEIN

ISSUE DATES	
10.18.24	PERMIT
06.01.25	REVISION A
07.10.25	REVISION A

DRAWN BY: JEM
REVIEWED BY: CWM
PROJECT # 24051

LEVEL ONE & TWO
DIMENSIONED
FLOOR PLAN

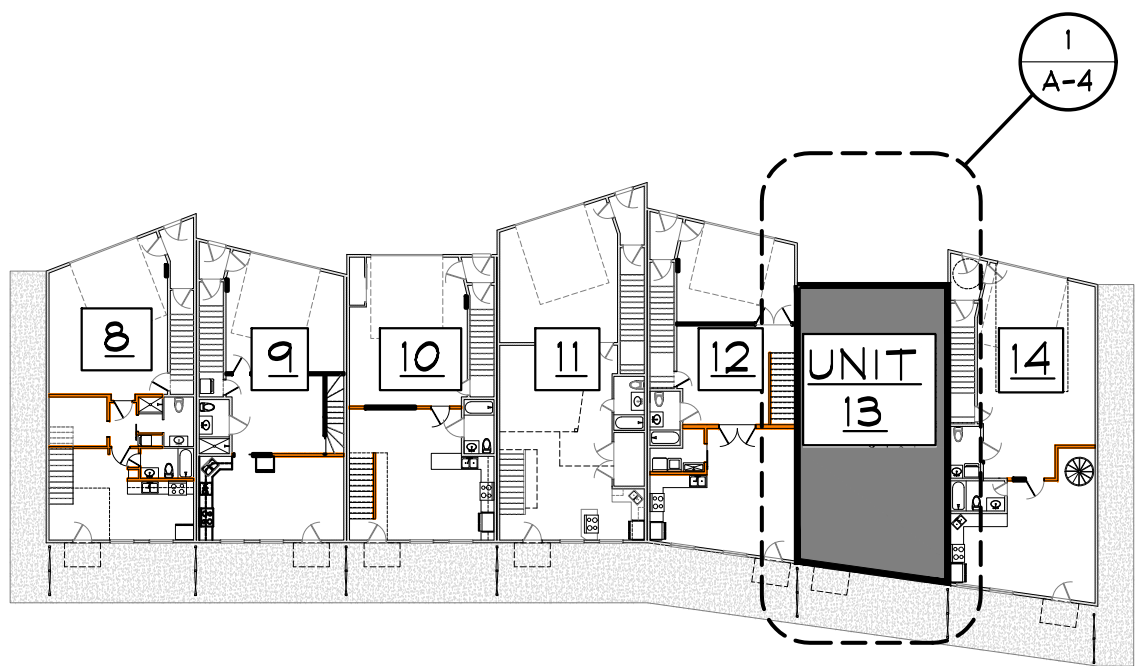
A-3

NOTES

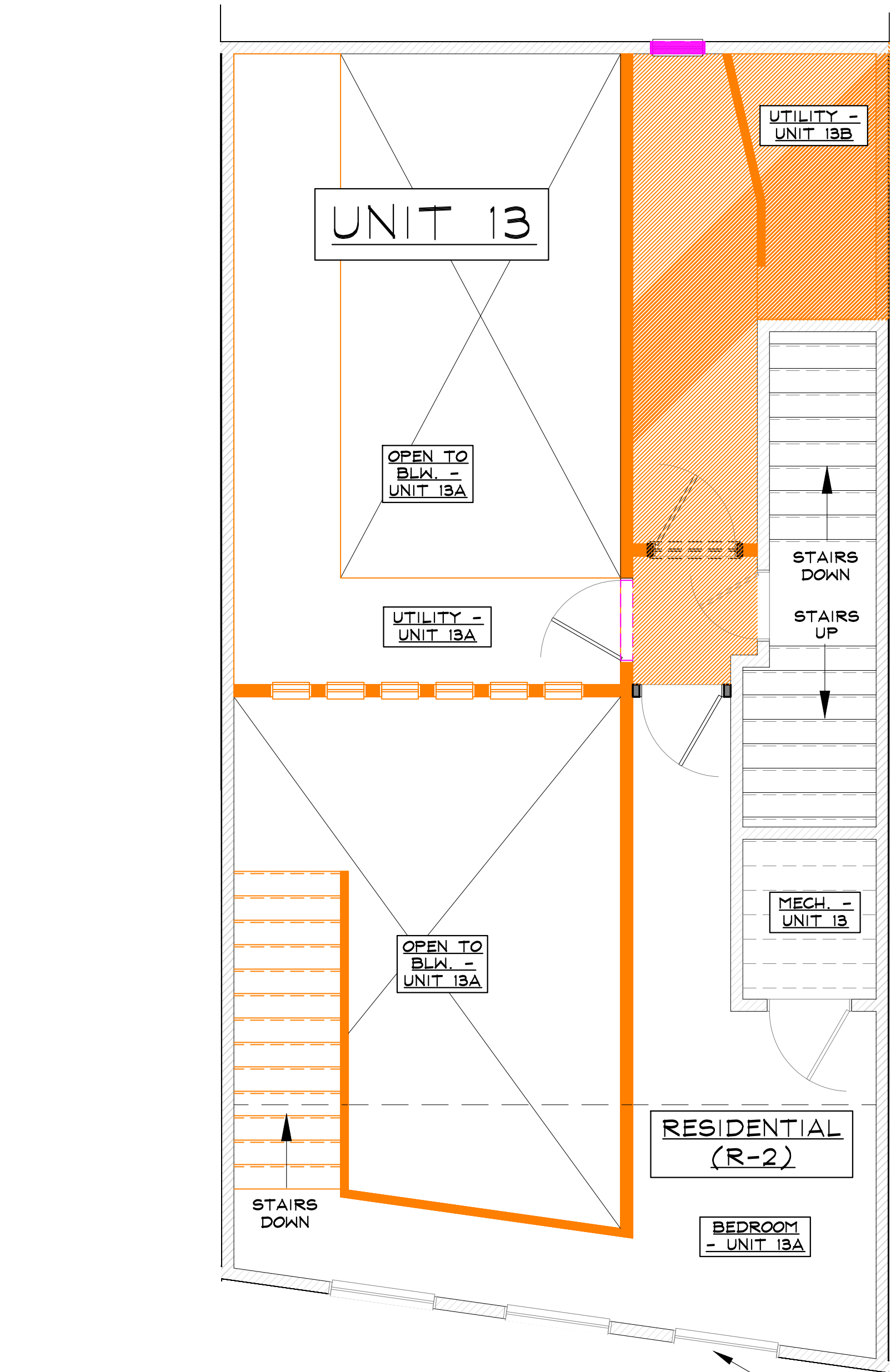
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LEGEND

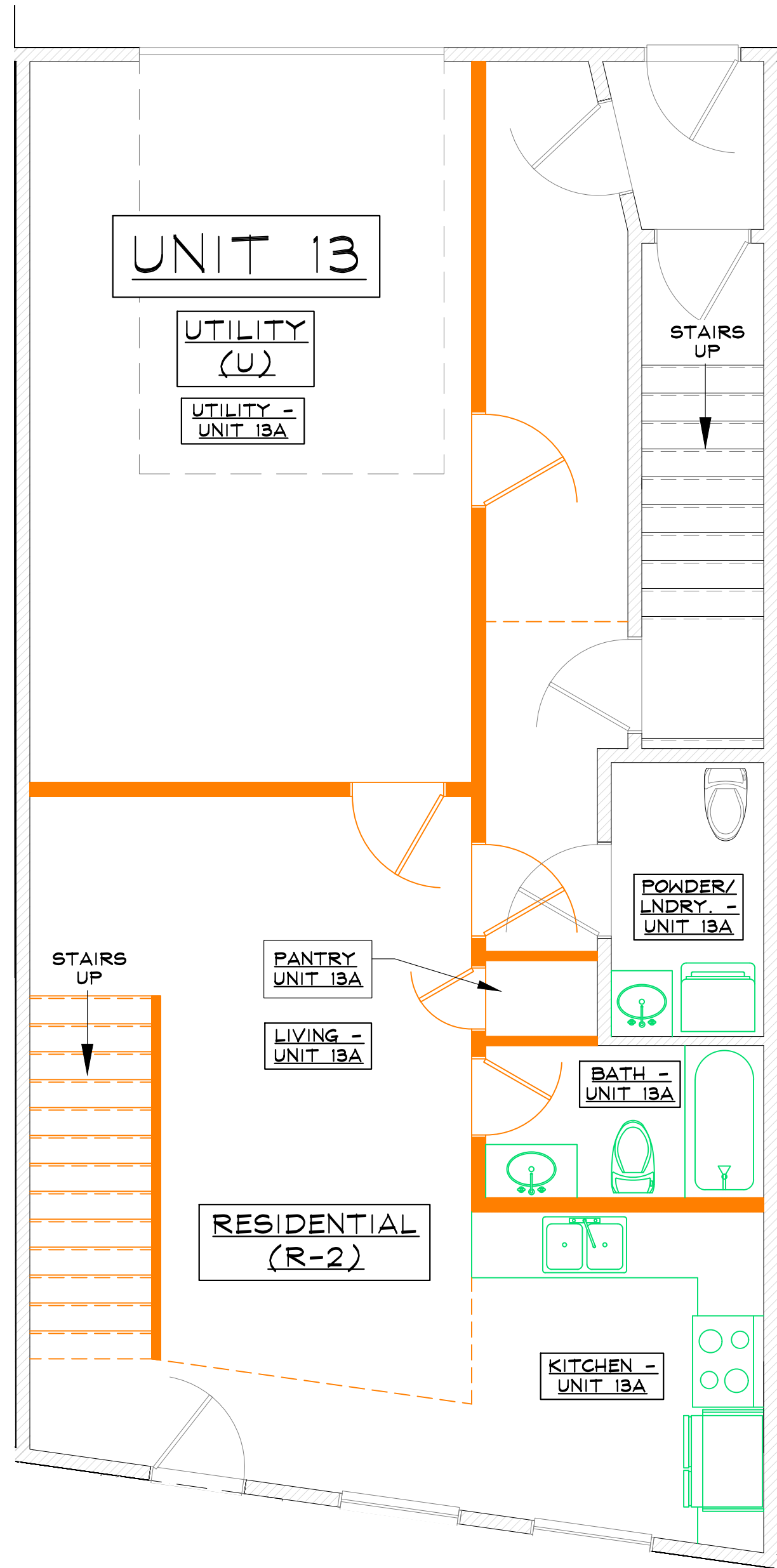
- EXISTING WALLS TO BE REMOVED
- EXISTING WOOD FRAMED WALLS TO REMAIN
- PROPOSED WOOD FRAMED NON-BEARING WALLS
- EXISTING NON-PERMITTED WALLS/DOORS/ROOMS
- EXISTING NON-PERMITTED KITCHEN/BATHROOM



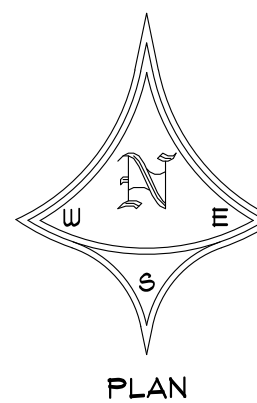
3 BUILDING LOCATION KEY
SCALE: 1/32" = 1'-0"



2 LEVEL TWO DEMO/PERMITTED WORK KEY
SCALE: 1/4" = 1'-0"



1 LEVEL ONE DEMO/PERMITTED WORK KEY
SCALE: 1/4" = 1'-0"



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MILO RUEB

ISSUE DATES
10.18.24 PERMIT
06.01.25 REVISION A
07.10.25 REVISION A

DRAWN BY: JEM
REVIEWED BY: CWM
PROJECT # 24051

LEVEL ONE &
TWO WORK KEY

A-4